

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

#### **Health – Hospitals**

**87MM – New Acute Hospital at Kai Tak Development Area**

**3MI – Expansion of North District Hospital**

**114MH – Expansion of Lai King Building in Princess Margaret Hospital**

### **HEAD 707 – NEW TOWN AND URBAN DEVELOPMENT**

#### **Civil Engineering – Land development**

**702CL – Kai Tak development – remaining infrastructure works for  
developments at the former runway and south apron**

Members are invited to recommend to the Finance  
Committee (FC) –

- (a) the upgrading of **87MM** to Category A at an estimated cost of \$36,860.0 million in money-of-the-day (MOD) prices;
- (b) the upgrading of part of **3MI** as **5MI**, entitled “Expansion of North District Hospital – site formation and foundation works”, to Category A at an estimated cost of \$2,141.0 million in MOD prices;

/(c) .....

- (c) the upgrading of part of **114MH** as **117MH**, entitled “Expansion of Lai King Building in Princess Margaret Hospital – site formation and foundation works”, to Category A at an estimated cost of \$408.4 million in MOD prices;
- (d) the upgrading of part of **702CL** as **862CL**, entitled “Kai Tak development – remaining infrastructure works for developments at the former runway and south apron – landscaped elevated walkway to the New Acute Hospital”, to Category A at an estimated cost of \$168.7 million in MOD prices; and
- (e) the retention of the remainder of **3MI**, **114MH** and **702CL** in Category B.

## PROBLEM

We need to construct a new acute hospital (NAH) at Kai Tak Development Area (KTDA) and to expand North District Hospital (NDH) and Lai King Building (LKB) in Princess Margaret Hospital (PMH) to enhance service capacity and services in order to cope with the rising demand of the increasing and ageing population.

2. We also need to provide a barrier-free access across the slip road from Kwun Tong Bypass to Kai Fuk Road, connecting the amenity area under Kwun Tong Bypass with the NAH, and enhance connectivity and walkability between the former Kai Tak south apron and the Kowloon Bay hinterland.

## PROPOSAL

3. The Director of Architectural Services, with the support of the Secretary for Food and Health, proposes to upgrade the following projects under the First Ten-year Hospital Development Plan (HDP) to Category A –

/(a) .....

- (a) **87MM** at an estimated cost of \$36,860.0 million in MOD prices to carry out the main works for the construction of an NAH at KTDA;
- (b) part of **3MI** at an estimated cost of \$2,141.0 million in MOD prices to carry out the site formation and foundation works for the expansion of NDH; and
- (c) part of **114MH** at an estimated cost of \$408.4 million in MOD prices to carry out the site formation and foundation works for the expansion of LKB in PMH.

4. The Director of Civil Engineering and Development, with the support of the Secretary for Development, proposes to upgrade part of **702CL** to Category A at an estimated cost of \$168.7 million in MOD prices for the construction of a landscaped elevated walkway connecting the amenity area under Kwun Tong Bypass with the NAH, so as to provide a more convenient access between Kowloon Bay area and the NAH. Besides, the proposed walkway will enhance connectivity and walkability between the former Kai Tak south apron and the Kowloon Bay hinterland.

5. The total project cost for the three hospital projects in paragraph 3 is \$39,409.4 million. Taking into account the above walkway project in paragraph 4, the total project cost is \$39,578.1 million. Details of the above four projects are at **Enclosures 1 to 4**.

## BACKGROUND

6. In the 2016 Policy Address, the Government announced that \$200 billion would be set aside for the Hospital Authority to implement the First Ten-year HDP. The First Ten-year HDP covers the redevelopment and expansion of 11 hospitals, and the construction of a new acute hospital, three community health centres and one supporting services centre. Upon completion of all the projects under the First Ten-year HDP, it will provide more than 6 000 additional bed spaces, 94 additional operating theatres and increased capacity of specialist outpatient clinics and general outpatient clinics.

7. To date, the Government has upgraded the following projects (involving 12 hospitals, one community health centre and one supporting services centre) under the First Ten-year HDP to Category A –

- (a) seven projects in full –
  - (i) the extension of Operating Theatre Block for Tuen Mun Hospital;
  - (ii) the expansion of Haven of Hope Hospital;
  - (iii) the redevelopment of Queen Mary Hospital, phase 1 – main works;
  - (iv) the redevelopment of Kwai Chung Hospital;
  - (v) the expansion of United Christian Hospital;
  - (vi) the construction of a community health centre cum social welfare facilities at Pak Wo Road, North District; and
  - (vii) the construction of Hospital Authority Supporting Services Centre; and
- (b) seven projects in part (involving 11 items) –
  - (i) the redevelopment of Kwong Wah Hospital, phase 1 – demolition and substructure works;
  - (ii) the redevelopment of Kwong Wah Hospital, phase 1 – superstructure and associated works;
  - (iii) NAH at KTDA – preparatory works;
  - (iv) NAH at KTDA – foundation, excavation and lateral support, and basement excavation works;
  - (v) the redevelopment of Prince of Wales Hospital, phase 2 (stage 1) – preparatory works;
  - (vi) the redevelopment of Prince of Wales Hospital, phase 2 (stage 1) – demolition and foundation works;
  - (vii) the redevelopment of Our Lady of Maryknoll Hospital – preparatory works;
  - (viii) the redevelopment of Grantham Hospital, phase 1 – preparatory works;
  - (ix) the redevelopment of Grantham Hospital, phase 1 – demolition, site formation and foundation works;
  - (x) the expansion of NDH – preparatory works; and
  - (xi) the expansion of LKB in PMH – preparatory works.



8. The total commitment approved for the items in paragraph 7(a) is \$47,967.6 million and that for paragraph 7(b) is \$22,173.0 million, totalling \$70,140.6 million or 35.1% of the \$200 billion. If the three proposed hospital projects in this submission are approved by the FC, the cumulative commitment approved would amount to \$109,550.0 million or 54.8% of the \$200 billion.

9. We consulted the Legislative Council Panel on Health Services on **87MM, 3MI** and **114MH** on 12 March 2021 and the Legislative Council Panel on Development on **702CL** on 23 March 2021. Members supported the submission of the funding proposals to the Public Works Subcommittee of the FC for consideration.

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Food and Health Bureau  
Development Bureau  
April 2021

**87MM - New Acute Hospital at Kai Tak Development Area**

**PROJECT SCOPE AND NATURE**

We propose to carry out the main works of the construction project of New Acute Hospital (NAH) at Kai Tak Development Area (KTDA), which mainly comprise superstructure and associated works as follows –

- (a) construction of an acute hospital comprising five building blocks viz. the Acute Block, the Administration Block, the Education Block, the Oncology Block and the Specialist Out-patient Clinic Block;
- (b) provision of a rooftop helipad solely for medical emergency services;
- (c) provision of a continuous traffic-free pedestrian waterfront promenade at the strip of land adjoining the site of the NAH;
- (d) construction of link bridges between sites in the NAH and between the NAH and the Hong Kong Children's Hospital (HKCH); and
- (e) consultancy services for contract administration and site supervision.

2. A site and location plan, floor plans, sectional drawings and artist's impression for the project are at **Annexes 1 to 18 to Enclosure 1**.

3. We plan to seek funding approval from the Finance Committee (FC) to upgrade the proposed project to Category A in the current legislative session. The Hospital Authority (HA) invited tenders for the proposed works in March 2021. Subject to the funding approval from the FC, we plan to commence the proposed works for target completion in about three and a half years.

**/JUSTIFICATION.....**

## JUSTIFICATION

4. The population of the Kowloon region<sup>1</sup> is projected to increase by about 5% from 3 752 200 in 2019 to 3 923 600 in 2028; whereas the elderly population aged 65 or above will rise by about 50% from 664 300 in 2019 to 995 200 in 2028<sup>2</sup>. To meet the long-term rising demand for healthcare services and facilities in Kowloon arising from the growing and ageing population, the Government has reserved sites in the KTDA for hospital development.

5. The Kai Tak Development (KTD) formerly known as the “South East Kowloon Development” is a major development project covering the ex-airport site, together with adjoining districts of Kowloon City, Wong Tai Sin and Kwun Tong. The KTDA will have a mix of housing, community, business, tourism and infrastructural uses. There is hence a pressing need for strengthening the provision of public hospital services by building a new acute hospital accessible to the population of the Kowloon region. In the 2015 Policy Address, the Government confirmed its commitment to pursue the construction of a new acute hospital in the KTDA. Subsequently, the NAH project was included as one of the projects under the First Ten-year Hospital Development Plan (HDP).

6. The HA formulated the Clinical Services Plan (CSP) for the Kowloon Central Cluster (KCC)<sup>3</sup> in 2016, providing an overarching clinical development strategy and delineated the roles of individual hospitals within the cluster. According to the CSP, the NAH will take a leading role in coordinating care across the KCC. Hospitals and institutions in the KCC will adopt a collaborative approach to ensure comprehensive care and enhance service linkage for patients from various resident districts, including the KTDA, Kowloon City, Wong Tai Sin, Kwun Tong and Yau Tsim Mong, etc. In particular, Our Lady of Maryknoll Hospital, Wong Tai Sin Hospital and Hong Kong Buddhist Hospital will form a service network with the NAH while Kowloon Hospital will provide convalescent and rehabilitation services for patients transferred from Kwong Wah Hospital, another acute hospital in the KCC.

/7. ....

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<sup>1</sup> The Kowloon region refers to the catchment districts of three hospital clusters in the HA, namely Kowloon Central, Kowloon East and Kowloon West Clusters, which include Yau Tsim Mong, Kowloon City, Wong Tai Sin, Kwun Tong, Sai Kung, Sham Shui Po, Kwai Tsing, Tsuen Wan and Lantau Island.

<sup>2</sup> According to the population estimates published by the Census and Statistics Department and the report of “Projections of Population Distribution 2019-2028” compiled by the Planning Department.

<sup>3</sup> The catchment districts of the KCC cover Yau Tsim Mong, Wong Tai Sin and Kowloon City.

7. As guided by the CSP and taking into account the roles of various hospitals in the Kowloon region, the NAH will be established as an acute hospital delivering a comprehensive range of healthcare services. The hospital will operate with modern service models and advanced technology and facilities. The NAH will provide 24-hour accident and emergency, in-patient, out-patient, ambulatory and rehabilitation services. In addition to being a designated trauma centre, the NAH will set up a neuroscience centre to maximise synergy through multi-specialty cooperation and shared use of high technology facilities while offering research and education to facilitate service development to improve the quality of care. Upon completion of the whole construction project targeted for 2025, we aim to provide a medical complex accommodating 2 400 in-patient and day beds with associated medical and supporting facilities, 37 operating theatres, a neuroscience centre, an oncology centre, a specialist out-patient clinic with an annual attendance capacity of 1 410 000, a community health centre, an oral maxillofacial surgery and dental unit, and a helipad.

8. The services provided by the NAH will be complementary to that of the adjacent HKCH. We aim to comprehensively and adequately meet the long-term healthcare needs of local residents through the provision of the NAH at the KTDA, together with other hospitals and healthcare facilities in the KCC. Upon completion of the NAH, most of the services of Queen Elizabeth Hospital will be relocated to the NAH and the planning of the development at the vacated King's Park site will commence as appropriate, and in alignment with the time table of the Second Ten-year HDP.

9. In view of the substantial and extensive coordination work with all departments of the hospital required to formulate the planning and logistic arrangement of hospital services, the preparatory works and the foundation, excavation and lateral support and basement excavation works of this project were entrusted to the HA. We plan to also entrust the main works to the HA in order to expedite project implementation and achieve cost effectiveness by capitalising on the HA's experience and organisational capabilities.

## **FINANCIAL IMPLICATIONS**

10. We estimate the cost of the works project to be \$36,860.0 million in money-of-the-day (MOD) prices, broken down as follows –

/(a) .....

		\$ million (in MOD prices)
(a)	Basement <sup>4</sup>	167.5
(b)	Building <sup>5</sup>	12,831.9
(c)	Building services <sup>6</sup>	12,405.2
(d)	Drainage	94.3
(e)	External works <sup>7</sup>	445.8
(f)	Additional energy conservation, green and recycled features <sup>8</sup>	403.8
(g)	Works outside NAH site boundary <sup>9</sup>	659.6
(h)	Furniture and equipment (F&E) <sup>10</sup>	5,678.5
(i)	Consultants' fees for	417.9
	(i) contract administration	405.7
	(ii) management of resident site staff (RSS)	12.2
		/(j) .....

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<sup>4</sup> Basement works cover construction of basement wall and waterproofing works.

<sup>5</sup> Building works cover construction of superstructure of the buildings.

<sup>6</sup> Building services works cover electrical installations, ventilation and air-conditioning installations, fire services installations, lift installations and other specialist installations.

<sup>7</sup> External works cover external pavings and hard and soft landscape.

<sup>8</sup> Additional energy conservation, green and recycled features cover district cooling system for air-conditioning, heat pump for hot water, space heating and dehumidification, demand control of supply air, heat energy reclaim of exhaust air, photovoltaic system, solar hot water system, green roof, vertical greening, multi-purpose lawn, outdoor covered sitting areas, rainwater harvesting system, etc.

<sup>9</sup> Works outside NAH site boundary cover provision of the waterfront promenade, construction of link bridges between sites in the NAH and between the NAH and the HKCH, and fitting out of services tunnels.

<sup>10</sup> Based on an indicative list of F&E items and their estimated prices.

	<b>\$ million (in MOD prices)</b>
(j) Remuneration of RSS	404.6
(k) Contingencies	3,350.9
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Total	36,860.0 <hr/>

11. The HA will engage consultants to undertake contract administration and directly employ RSS for the site supervision of the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 19 to Enclosure 1**. The construction floor area (CFA) of the project is about 573 595 square metres (m<sup>2</sup>). The estimated construction unit cost, represented by the building and the building services costs, is \$43,998 per m<sup>2</sup> of CFA in MOD prices. We consider this unit cost reasonable as compared with that of similar projects.

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

Year	<b>\$ million (in MOD prices)</b>
2021 – 22	36.6
2022 – 23	1,876.3
2023 – 24	3,888.4
2024 – 25	8,509.2
2025 – 26	11,508.0
2026 – 27	3,359.6
2027 – 28	2,578.9
2028 – 29	2,552.7

/Year .....

Year	\$ million (in MOD prices)
2029 – 30	2,550.3
	<hr/> 36,860.0 <hr/>

13. 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 2021 to 2030. The HA will deliver the proposed works through lump-sum contracts as the scope of the works can be clearly defined in advance. The contracts will provide for price adjustment.

14. The HA has assessed the requirements for F&E for the project, and estimates the F&E costs to be \$5,678.5 million. The proposed F&E provision represents 22% of the total construction cost of the project<sup>11</sup>. An indicative list of major F&E items (costing \$1 million or above per item) to be procured for the project is at **Annex 20 to Enclosure 1**.

15. We estimate the annual recurrent expenditure arising from the project to be \$4,022.6 million, including \$3,985.0 million for the HA and \$37.6 million for various government departments.

## **PUBLIC CONSULTATION**

16. The HA consulted the Kwun Tong District Council (DC) and the Wong Tai Sin DC on 3 November 2020, the Kowloon City DC on 26 November 2020 and the Yau Tsim Mong DC on 29 December 2020 in respect of the project. Members of the four DCs in general supported the proposed project.

17. We consulted the Legislative Council Panel on Health Services on 12 March 2021. Members of the Panel supported the submission of the funding proposal to the Public Works Subcommittee (PWSC) for consideration.

**/ENVIRONMENTAL .....**

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<sup>11</sup> Represented by building, building services, drainage and external works costs.

**ENVIRONMENTAL IMPLICATIONS**

18. The rooftop helipad as mentioned in paragraph 1 (b) above is a designated project under Schedule 2 of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499) and an Environmental Permit (EP) is required for its construction and operation.

19. In December 2020, the EIA report for the rooftop helipad was approved under the EIA Ordinance and an EP was issued. The EIA report concluded that the environmental impacts arising from the construction and operation of the rooftop helipad could be controlled to within the criteria under the EIA Ordinance and the Technical Memorandum on EIA Process. The HA will implement the mitigation measures as recommended in the approved EIA report and comply with the conditions as required under the EP including installation of a noise barrier at the roof of the Acute Block to mitigate the potential helicopter noise impact.

20. The remaining works as detailed in paragraph 1 above, except for the rooftop helipad, are not designated project under the EIA Ordinance. The HA completed a Preliminary Environmental Review (PER) for the project in April 2021. The PER concluded and the Director of Environmental Protection agreed that with the implementation of mitigation measures recommended in the PER, the project would not have any long-term adverse environmental impacts.

21. The HA will incorporate into the works contracts mitigation measures recommended in the PER to control the environmental impacts arising from the construction works to within the established standards and guidelines. These measures include the use of silenced construction plants and temporary noise barriers or screens for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to minimise dust generation, and on-site treatment of surface run-off before discharge, etc. The HA has included in the project estimates the cost for the implementation of these mitigation measures.

22. At the planning and design stages, the HA has 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, the HA will require the contractors to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on 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 facilities (PFRFs)<sup>12</sup>. The HA will  
/encourage .....

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<sup>12</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.



encourage the contractors to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

23. At the construction stage, the HA will require the contractors 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 waste. The HA will ensure that the day-to-day operations on site comply with the approved plan. The HA will require the contractors to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. The HA will control the disposal of inert and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

24. The HA estimates that the project will generate in total about 21 193 tonnes of construction waste. Of these, the HA will reuse about 15 150 tonnes (71%) of inert construction waste on site and dispose of the remaining 6 043 tonnes (29%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at landfill sites is estimated to be \$1.2 million for this project (based on a unit charge rate of \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## **HERITAGE IMPLICATIONS**

25. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

## **LAND ACQUISITION**

26. The project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

27. District cooling system for air-conditioning will be adopted for this project at the KTD. Besides, this project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) heat pump for hot water, space heating and dehumidification;

/ (b) .....

- (b) demand control of supply air;
- (c) heat energy reclaim of exhaust air;
- (d) photovoltaic system; and
- (e) solar hot water system.

28. For greening features, the HA will provide green roofs, vertical greening, multi-purpose lawn and outdoor covered sitting out areas for environmental and amenity benefits.

29. For recycled features, the HA will adopt rainwater harvesting system for irrigation purpose.

30. The total estimated additional cost for adoption of the above features is around \$403.8 million (including \$94.9 million for energy efficient features) which has been included in the cost estimate of the project. The energy efficient features will achieve 5.5% energy savings in the annual energy consumption with a payback period of about eight years.

## BACKGROUND INFORMATION

31. The construction of NAH at KTDA (**87MM**) is one of the projects covered by the First Ten-year HDP. On 19 July 2017, the FC approved upgrading the first part of **87MM** as **92MM** “New Acute Hospital at Kai Tak Development Area – preparatory works” to Category A at an estimated cost of \$769.3 million in MOD prices for preparatory works including site investigations and minor studies, and consultancy services for outline sketch plans, detailed design as well as tender documentation and assessment for the project. The preparatory works commenced in September 2017. On 18 May 2018, the FC approved upgrading the second part of **87MM** as **94MM** “New Acute Hospital at Kai Tak Development Area – foundation, excavation and lateral support, and basement excavation works” to Category A at an estimated cost of \$5,356.8 million in MOD prices. The scope included foundation works, excavation and lateral support works, basement excavation works, pile cap construction and basement slab works. The works have started since September 2018 and the piling works are in progress. We upgraded the remainder (i.e. main works) of **87MM** to Category B in March 2021.

32. Of the 219 trees within the project boundary, no trees will be preserved. The proposed works will affect 219 trees, including 214 trees to be removed and five trees to be transplanted within the project site. All trees removed are not important trees<sup>13</sup>. The HA will incorporate planting proposals in this part (main works) of the project, including estimated quantities of 214 trees, 166 000 shrubs and 159 000 groundcovers within the project boundary.

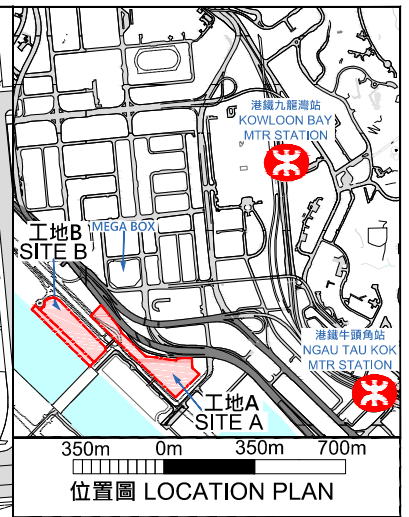
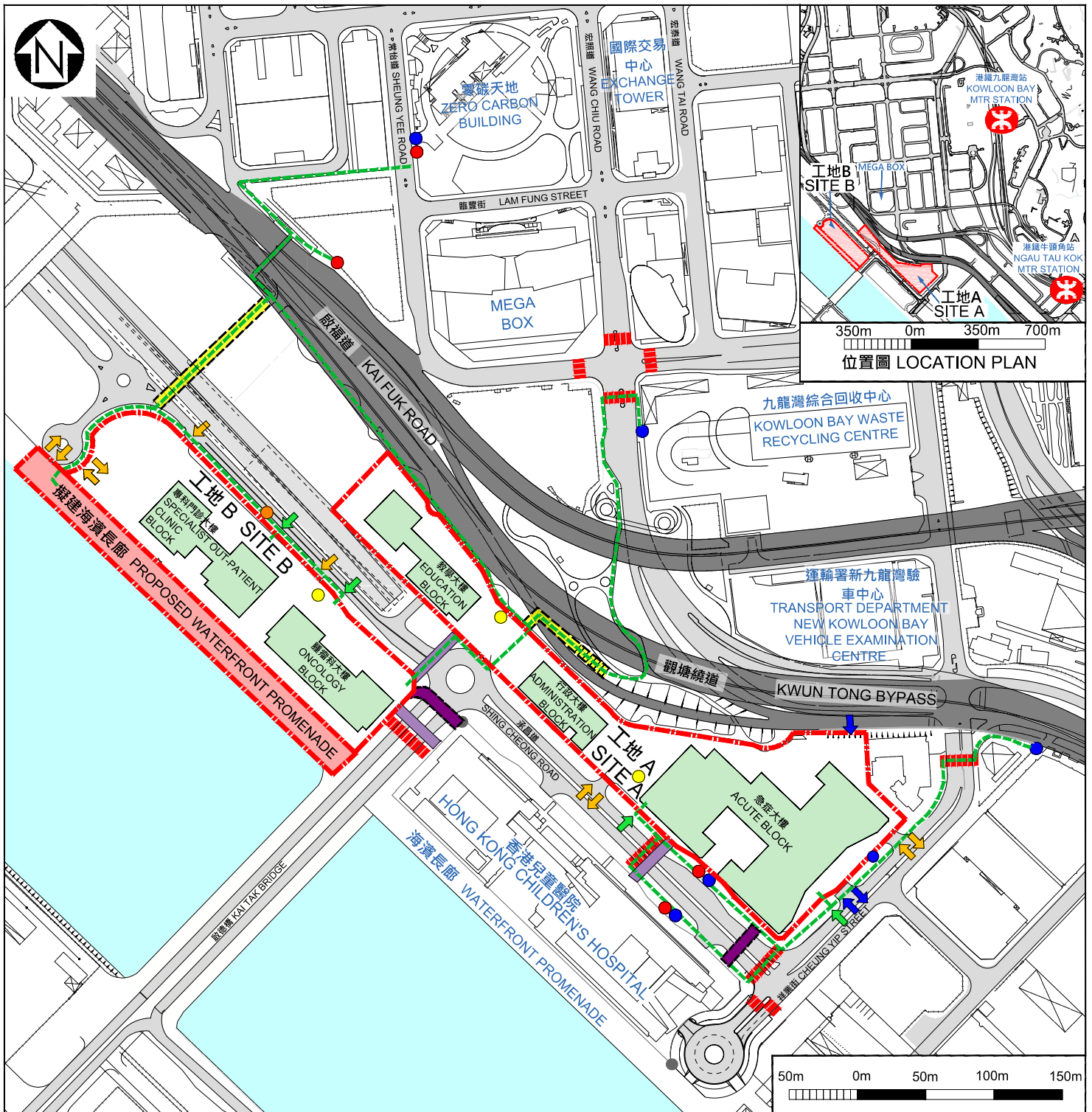
33. We estimate that the proposed works will create about 6 370 jobs (5 490 for labourers and 880 for professional/technical staff) providing a total employment of 198 000 man-months.

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<sup>13</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of the overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal to or exceeding 25 m.

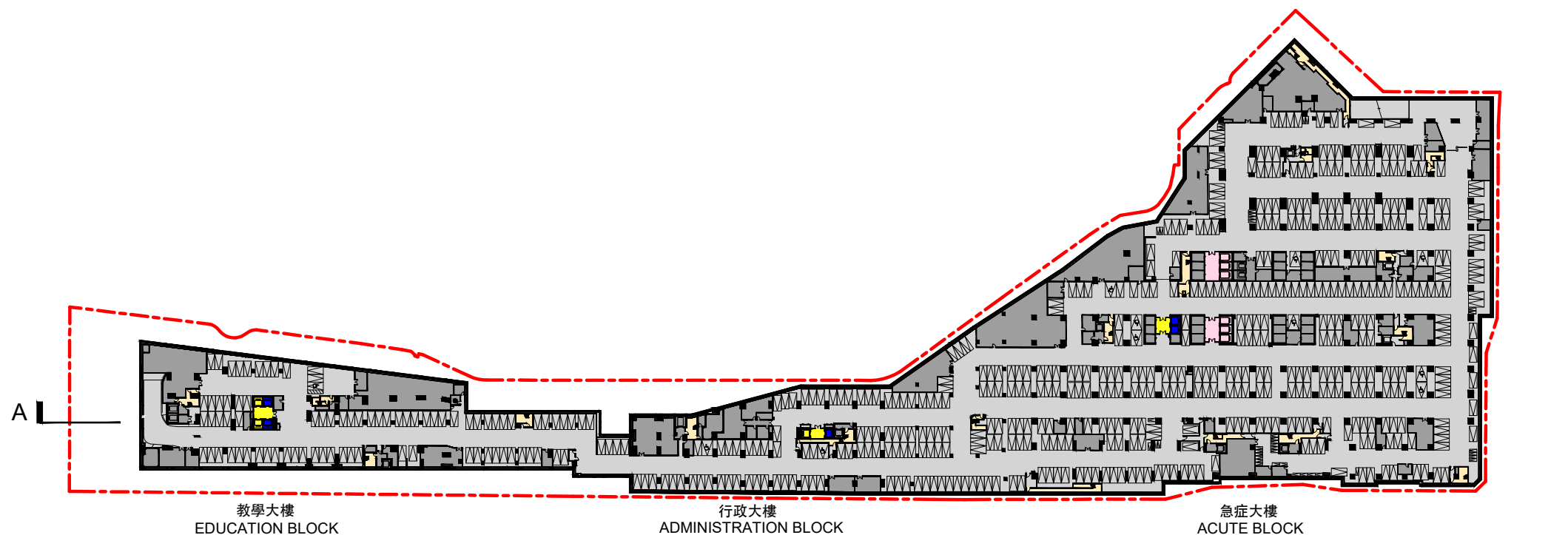


### 圖例 LEGEND

- |  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | 工地界線<br>SITE BOUNDARY                    |  | 現有行人過路處<br>EXISTING AT-GRADE PEDESTRIAN CROSSING |  | 行人/無障礙出入口<br>PEDESTRIAN / BARRIER-FREE ENTRANCE / EXIT   |
|  | 擬建醫院連接橋<br>PROPOSED HOSPITAL LINK BRIDGE |  | 現有巴士站<br>EXISTING BUS STOP                       |  | 擬建車輛出入口<br>PROPOSED VEHICULAR INGRESS / EGRESS   |
|  | 現有地下設施管道<br>EXISTING SERVICE TUNNEL      |  | 現有小巴站<br>EXISTING MINIBUS STOP                   |  | 擬建救護車出入口<br>PROPOSED AMBULANCE INGRESS / EGRESS  |
|  | 擬建新大樓<br>PROPOSED NEW BUILDINGS          |  | 擬建巴士站<br>PROPOSED BUS STOP                       |  | 無障礙通道<br>BARRIER-FREE ACCESS   |
|  | 擬建海濱長廊<br>PROPOSED WATERFRONT PROMENADE  |  | 擬建小巴站<br>PROPOSED MINIBUS STOP                   |  | 擬建公共連接橋(由土木工程拓展署興建)<br>PROPOSED PUBLIC LINK BRIDGE (BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT) |

工地平面圖  
SITE PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



圖例 LEGEND

--- 工地界線  
SITE BOUNDARY

公眾區域  
PUBLIC AREA

員工及醫療區域  
STAFF AND CLINICAL AREA

機電房  
PLANT ROOM

暢通易達升降機  
ACCESSIBLE LIFT

暢通易達停車位  
ACCESSIBLE PARKING

停車場  
CAR PARKING AREA

疏散樓梯  
MEANS OF ESCAPE  
STAIRCASE

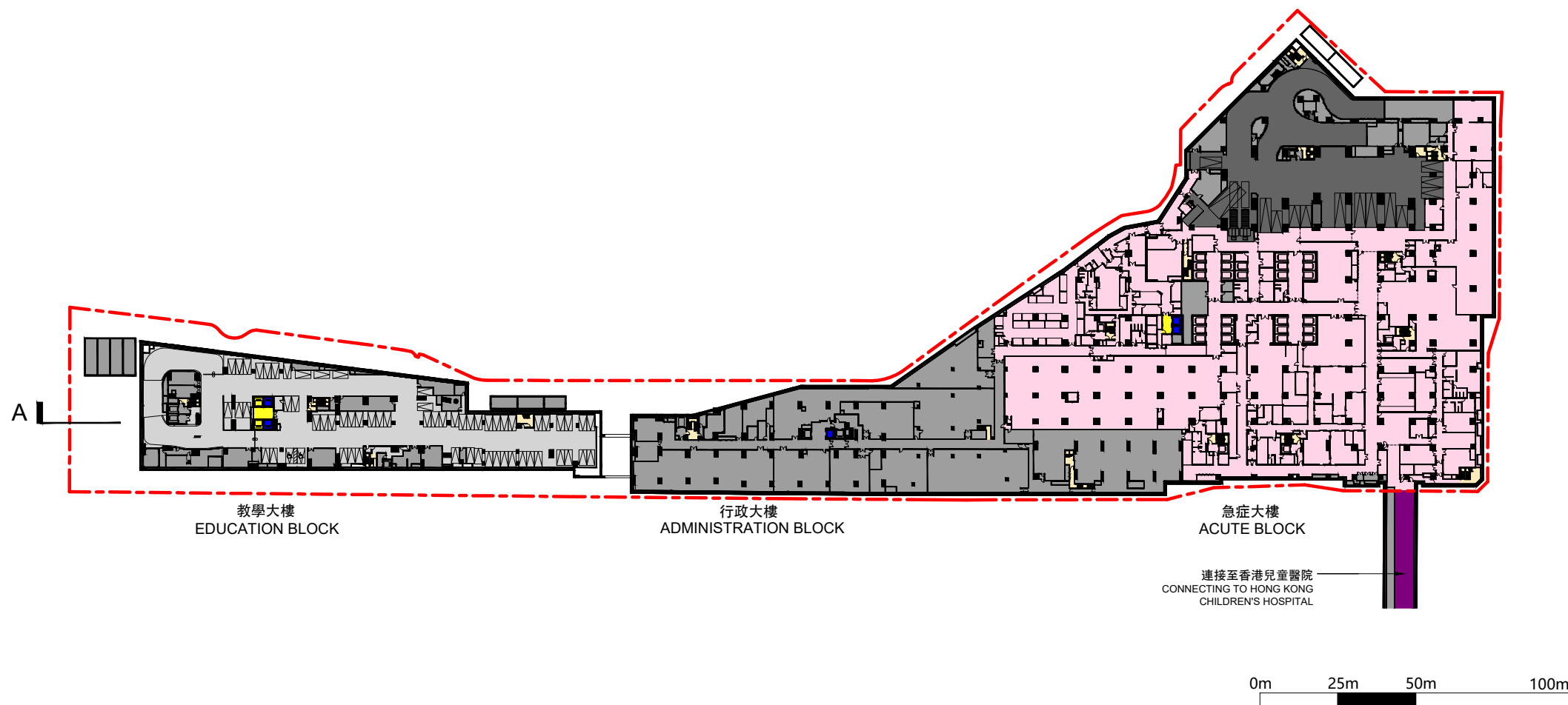
工地A地下二樓平面圖

SITE A  
BASEMENT SECOND FLOOR PLAN

87MM

在啟德發展區興建新急症醫院

NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



圖例 LEGEND --- 工地界線  
SITE BOUNDARY

公眾區域  
PUBLIC AREA

暢通易達升降機  
ACCESSIBLE LIFT

停車場  
CAR PARKING AREA

貨物上落區  
LOADING / UNLOADING AREA

員工及醫療區域  
STAFF AND CLINICAL AREA

暢通易達停車位  
ACCESSIBLE PARKING

疏散樓梯  
MEANS OF ESCAPE  
STAIRCASE

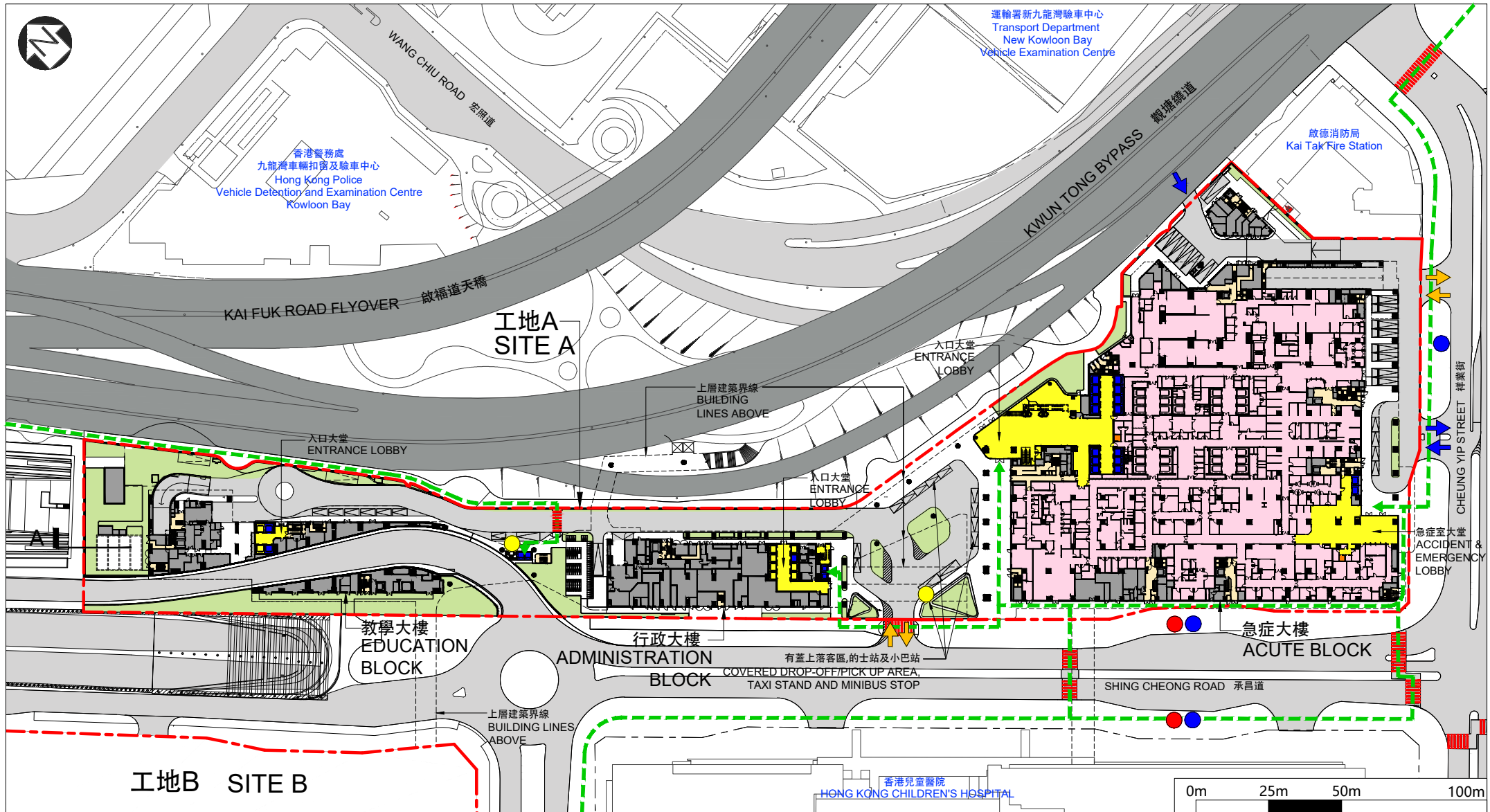
現有地下設施管道  
EXISTING SERVICE TUNNEL

機電房  
PLANT ROOM


















工地A地下一樓平面圖  
SITE A  
BASEMENT FIRST FLOOR PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



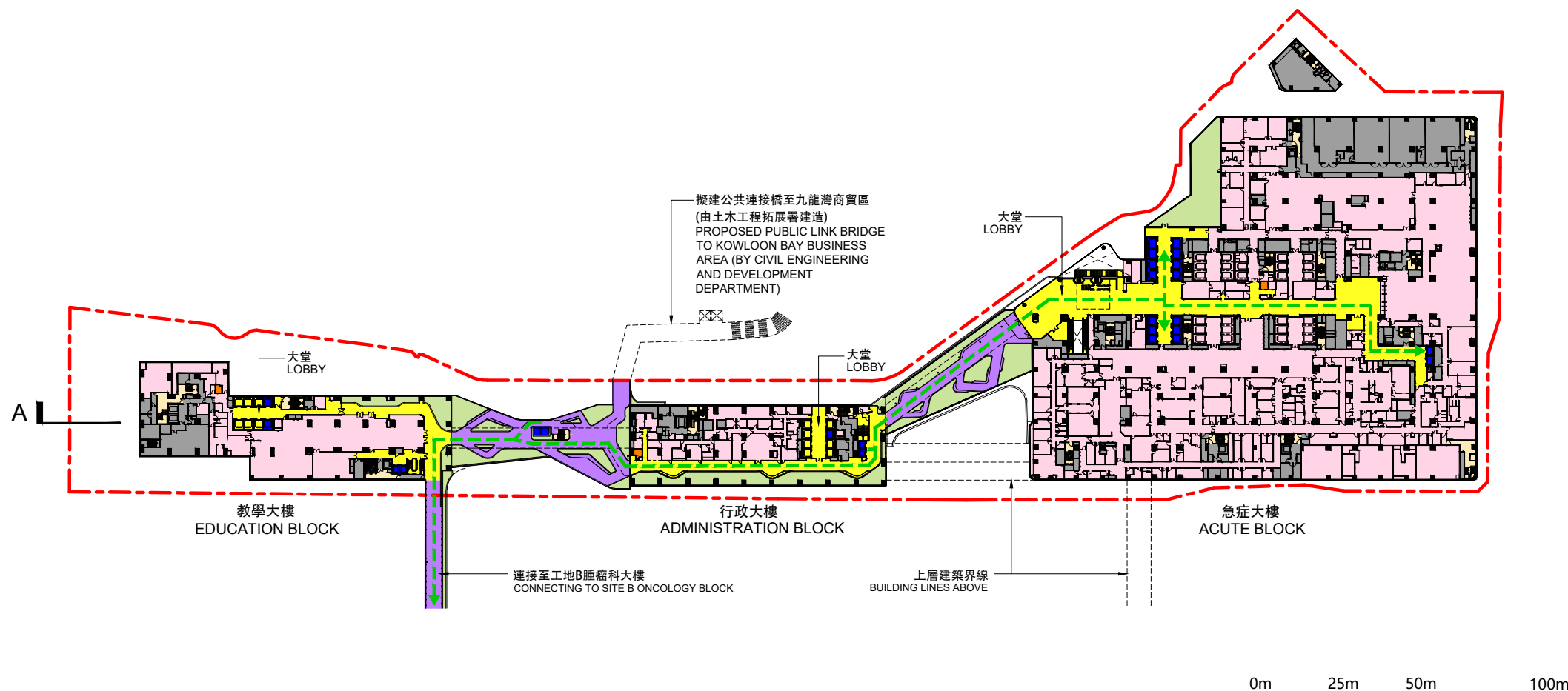


## LEGEND

- |   |  |   |                                    |  |                              |   |   |   |  |   |                                   |
|---|--|---|------------------------------------|--|------------------------------|---|---|---|--|---|-----------------------------------|
|  | 工地界線<br>SITE BOUNDARY                            |  | 公眾區域<br>PUBLIC AREA                |  | 暢通易達升降機<br>ACCESSIBLE LIFT   |  | 車輛區域<br>VEHICULAR AREA                          |  | 現有巴士站<br>EXISTING BUS STOP                             |  | 擬建小巴士站<br>PROPOSED MINIBUS STOP   |
|  | 無障礙通道<br>BARRIER-FREE ACCESS                     |  | 員工及醫療區域<br>STAFF AND CLINICAL AREA |  | 暢通易達洗手間<br>ACCESSIBLE TOILET |  | 擬建車輛出入口<br>PROPOSED VEHICULAR INGRESS / EGRESS  |  | 現有巴士站<br>EXISTING MINIBUS STOP                         |  | 疏散樓梯<br>MEANS OF ESCAPE STAIRCASE |
|  | 現有行人過路處<br>EXISTING AT-GRADE PEDESTRIAN CROSSING |  | 機電房<br>PLANT ROOM                  |  | 地面綠化<br>AT-GRADE GREENING    |  | 擬建救護車出入口<br>PROPOSED AMBULANCE INGRESS / EGRESS |  | 行人/無障礙出入口<br>PEDESTRIAN / BARRIER-FREE ENTRANCE / EXIT |   |                                   |

工地A地下平面圖  
SITE A  
GROUND FLOOR PLAN

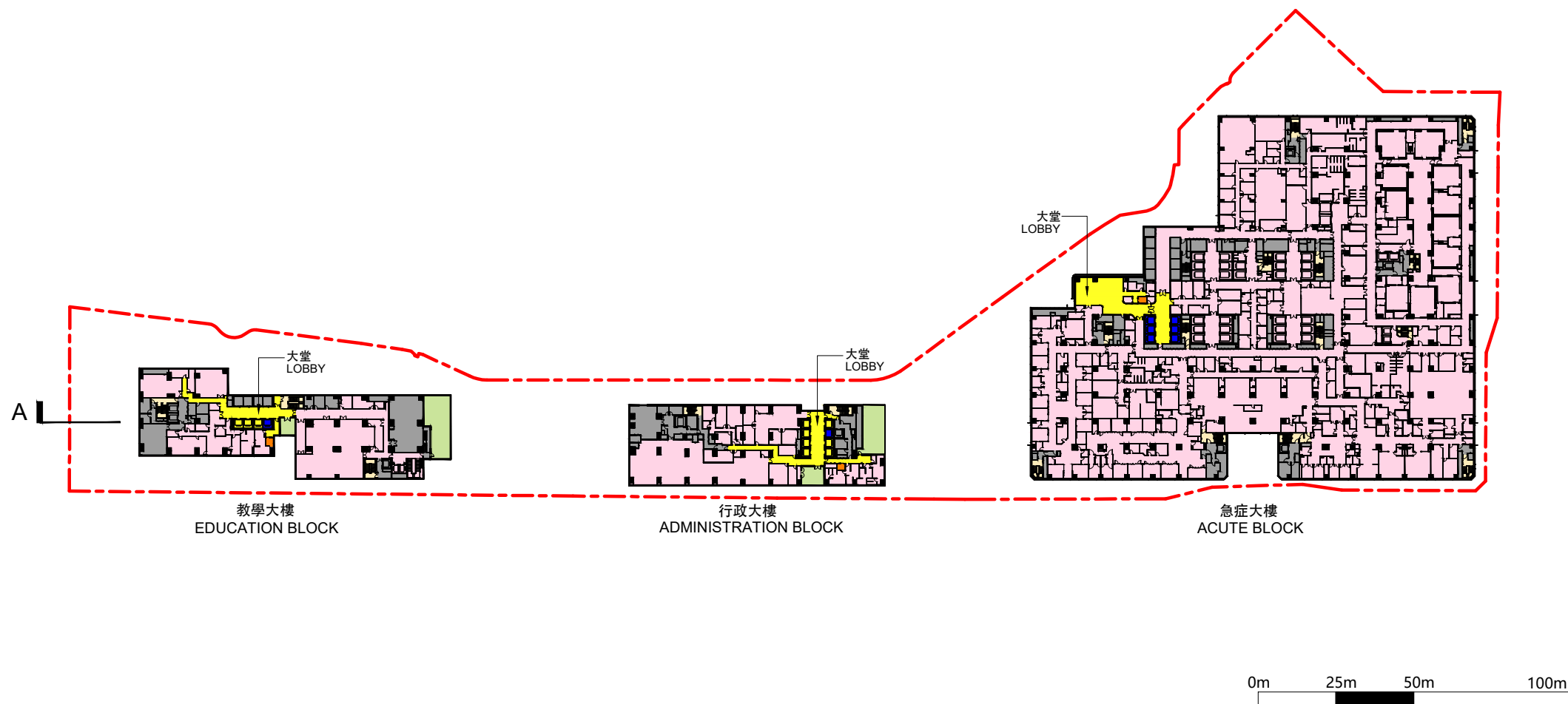
87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



工地A一樓平面圖  
SITE A  
FIRST FLOOR PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA





圖例 LEGEND  
--- 工地界線  
SITE BOUNDARY

公眾區域  
PUBLIC AREA

員工及醫療區域  
STAFF AND CLINICAL AREA

機電房  
PLANT ROOM

暢通易達升降機  
ACCESSIBLE LIFT

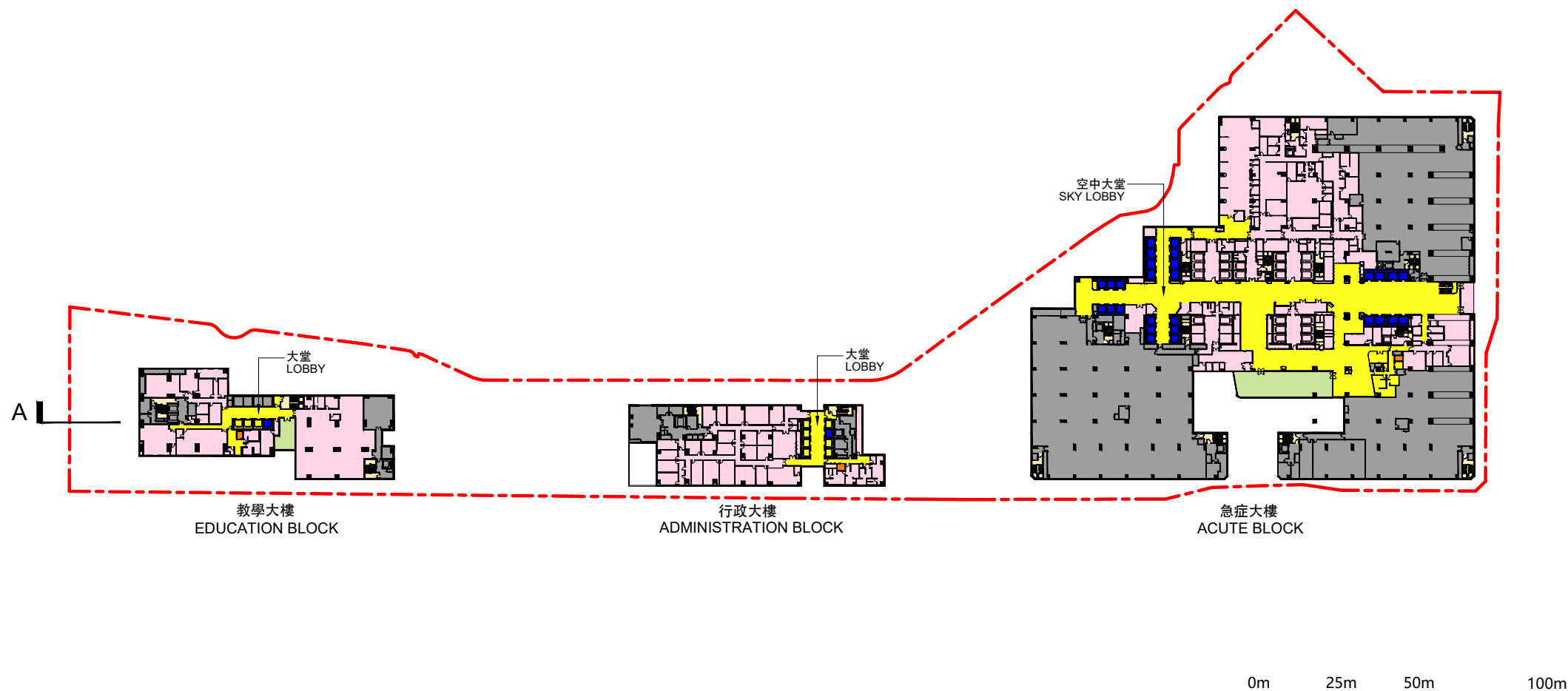
暢通易達洗手間  
ACCESSIBLE TOILET

疏散樓梯  
MEANS OF ESCAPE  
STAIRCASE

綠化範圍  
LANDSCAPED AREA

工地A二至八樓平面圖  
SITE A  
SECOND TO EIGHTH FLOOR PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



圖例 LEGEND

--- 工地界線  
SITE BOUNDARY

公眾區域  
PUBLIC AREA

員工及醫療區域  
STAFF AND CLINICAL AREA

機電房  
PLANT ROOM

暢通易達升降機  
ACCESSIBLE LIFT

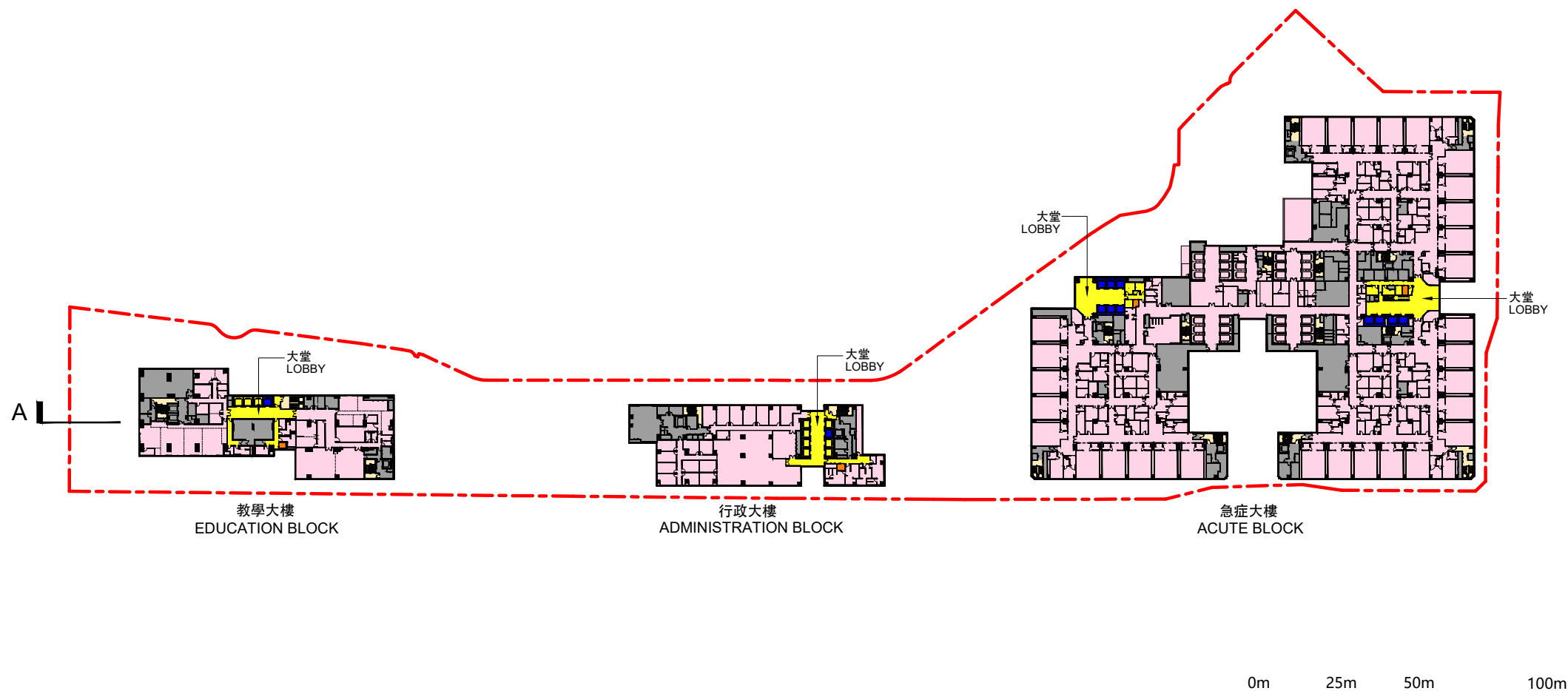
暢通易達洗手間  
ACCESSIBLE TOILET

疏散樓梯  
MEANS OF ESCAPE  
STAIRCASE

綠化範圍  
LANDSCAPED AREA

工地A九樓平面圖  
SITE A  
NINTH FLOOR PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



圖例 LEGEND  
 --- 工地界線  
 SITE BOUNDARY

公眾區域  
 PUBLIC AREA  
 員工及醫療區域  
 STAFF AND CLINICAL AREA  
 機電房  
 PLANT ROOM

暢通易達升降機  
 ACCESSIBLE LIFT  
 暢通易達洗手間  
 ACCESSIBLE TOILET  
 疏散樓梯  
 MEANS OF ESCAPE  
 STAIRCASE

工地A十至十九樓平面圖  
 SITE A  
 TENTH TO NINETEENTH FLOOR PLAN

87MM  
 在啟德發展區興建新急症醫院  
 NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



圖例 LEGEND

--- 工地界線  
SITE BOUNDARY

公眾區域  
PUBLIC AREA

暢通易達升降機  
ACCESSIBLE LIFT

停車場  
CAR PARKING AREA

員工及醫療區域  
STAFF AND CLINICAL AREA

暢通易達停車位  
ACCESSIBLE PARKING

疏散樓梯  
MEANS OF ESCAPE  
STAIRCASE

機電房  
PLANT ROOM

工地B地下二樓平面圖

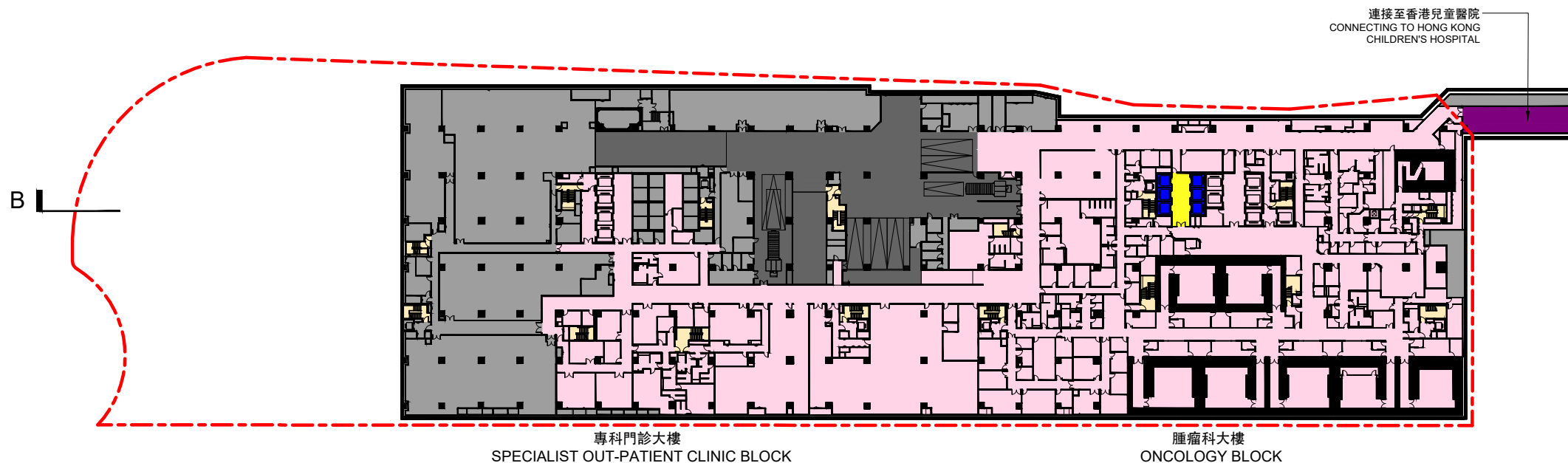
SITE B

BASEMENT SECOND FLOOR PLAN

87MM

在啟德發展區興建新急症醫院

NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



圖例 LEGEND --- 工地界線  
SITE BOUNDARY

公眾區域  
PUBLIC AREA

暢通易達升降機  
ACCESSIBLE LIFT

現有地下設施管道  
EXISTING SERVICE TUNNEL

員工及醫療區域  
STAFF AND CLINICAL AREA

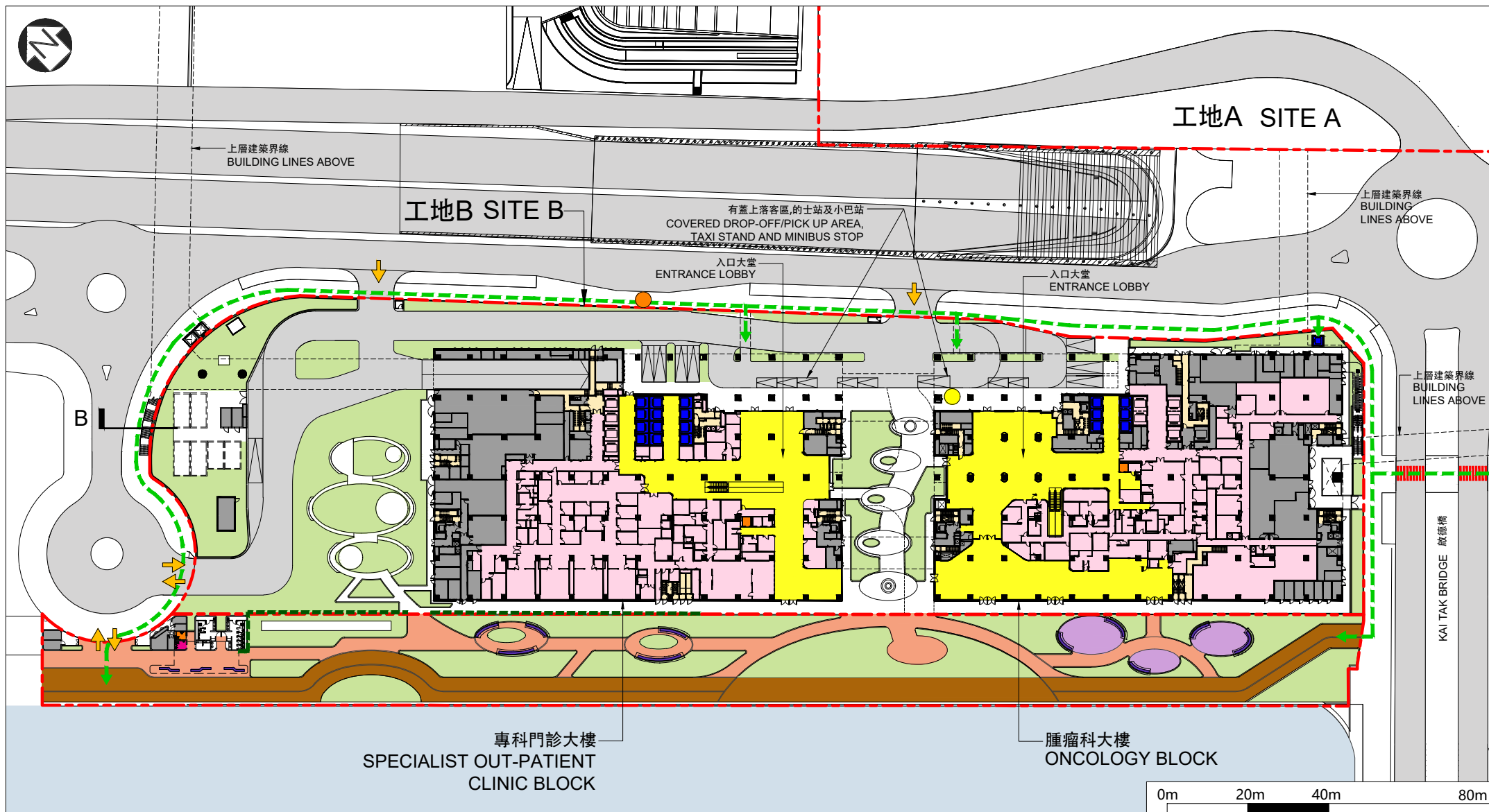
貨物上落區  
LOADING / UNLOADING  
AREA

疏散樓梯  
MEANS OF ESCAPE  
STAIRCASE

機電房  
PLANT ROOM

工地B地庫一樓平面圖  
SITE B  
BASEMENT FIRST FLOOR PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA

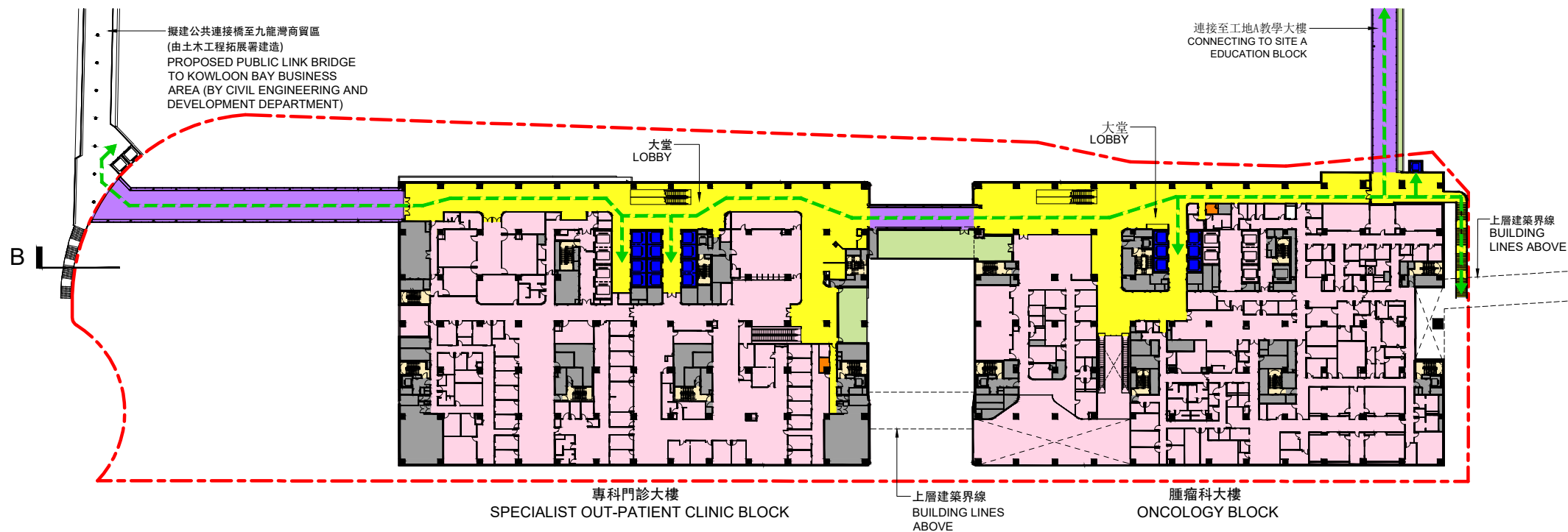


圖例 LEGEND

--- 工地界線 SITE BOUNDARY	黃色 公眾區域 PUBLIC AREA	藍色 暢通易達升降機 ACCESSIBLE LIFT	↑ 擬建車輛出入口 PROPOSED VEHICULAR INGRESS / EGRESS	● 擬建巴士站 PROPOSED BUS STOP	棕色 海濱行人道 PROMENADE WALKWAY
--- 無障礙通道 BARRIER-FREE ACCESS	粉紅色 員工及醫療區域 STAFF AND CLINICAL AREA	橘色 暢通易達洗手間 ACCESSIBLE TOILET	↑ 行人/無障礙出入口 PEDESTRIAN / BARRIER-FREE ENTRANCE / EXIT	● 擬建小巴站 PROPOSED MINIBUS STOP	橘色 行人道 PAVEMENT
--- 垂直綠化 VERTICAL GREENING	灰色 機電房 PLANT ROOM	粉紅色 通用洗手間 UNIVERSAL TOILET	■ 疏散樓梯 MEANS OF ESCAPE STAIRCASE	■ 有蓋座椅 SHELTERED SEATING	紫色 兒童遊樂場/健身園地 CHILDREN'S PLAY AREA / FITNESS AREA
現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING	綠色 地面綠化 AT-GRADE GREENING	灰色 車輛區域 VEHICULAR AREA			

工地B地下平面圖  
SITE B  
GROUND FLOOR PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA

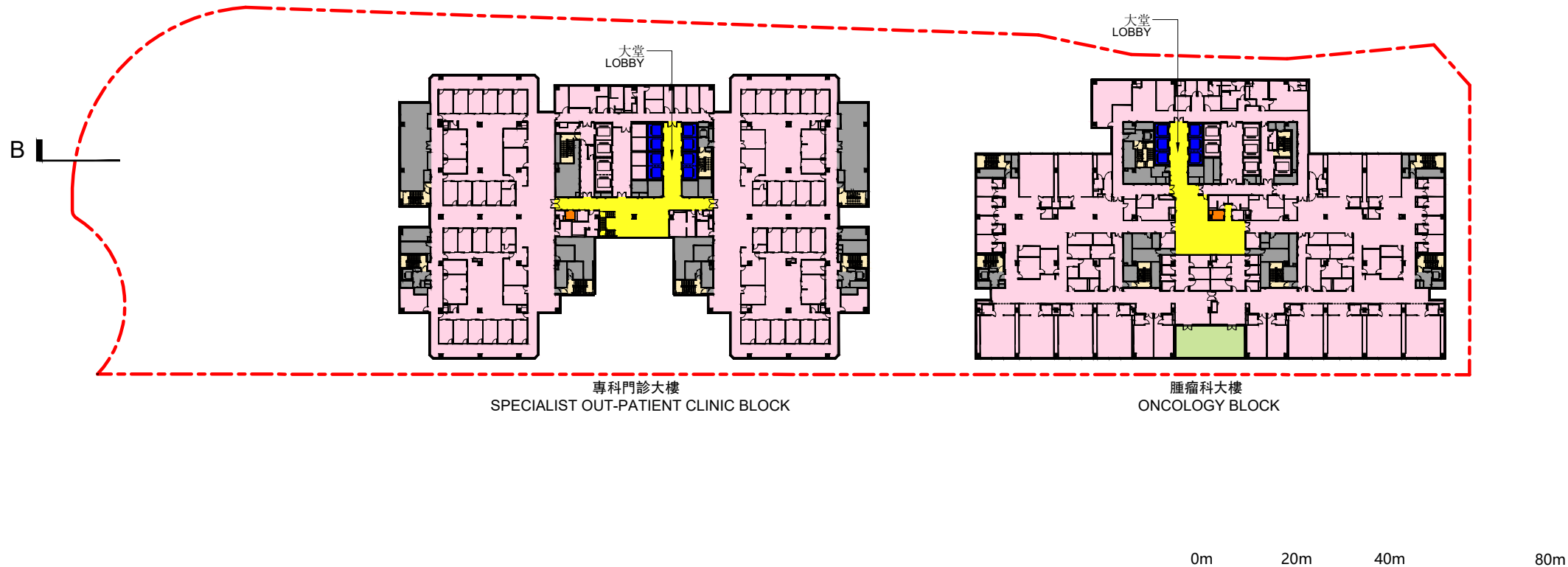


圖例 LEGEND

- |   |  |   |  |
|---|--|---|--|
| --- 工地界線<br>SITE BOUNDARY                                   | 黃色 公眾區域<br>PUBLIC AREA                 | 藍色 暢通易達升降機<br>ACCESSIBLE LIFT           | 綠色 綠化範圍<br>LANDSCAPED AREA                     |
| --- 無障礙通道<br>BARRIER-FREE ACCESS                            | 粉紅色 員工及醫療區域<br>STAFF AND CLINICAL AREA | 橘色 暢通易達洗手間<br>ACCESSIBLE TOILET         | 紫色 擬建醫院連接橋<br>PROPOSED HOSPITAL<br>LINK BRIDGE |
| ↑ 行人/無障礙出入口<br>PEDESTRIAN / BARRIER-FREE<br>ENTRANCE / EXIT | 灰色 機電房<br>PLANT ROOM                   | 米色 疏散樓梯<br>MEANS OF ESCAPE<br>STAIRCASE |  |

工地B一樓平面圖  
SITE B  
FIRST FLOOR PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



圖例 LEGEND --- 工地界線  
SITE BOUNDARY

公眾區域  
PUBLIC AREA

員工及醫療區域  
STAFF AND CLINICAL AREA

機電房  
PLANT ROOM

暢通易達升降機  
ACCESSIBLE LIFT

暢通易達洗手間  
ACCESSIBLE TOILET

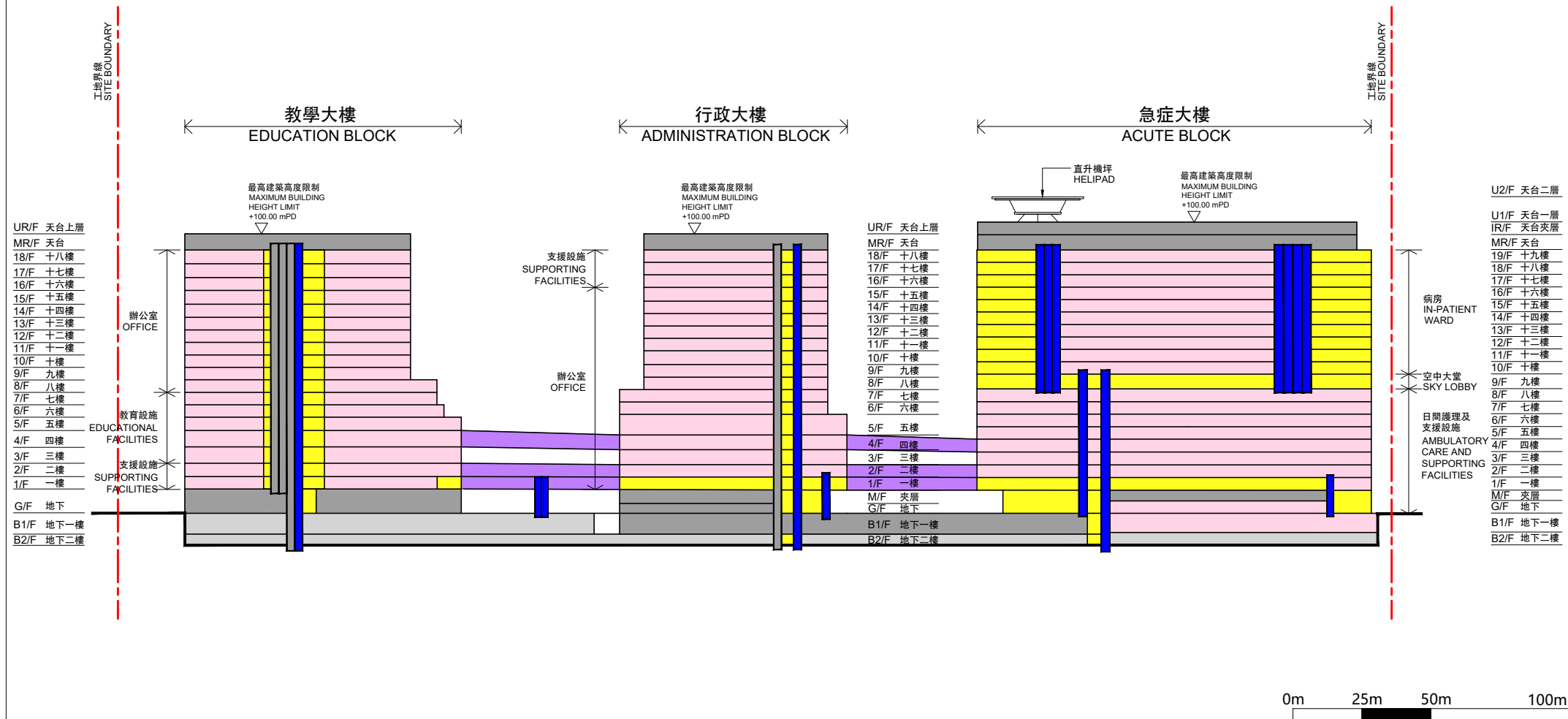
疏散樓梯  
MEANS OF ESCAPE  
STAIRCASE

綠化範圍  
LANDSCAPED AREA

工地B二至十樓平面圖  
SITE B  
SECOND TO TENTH FLOOR PLAN

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



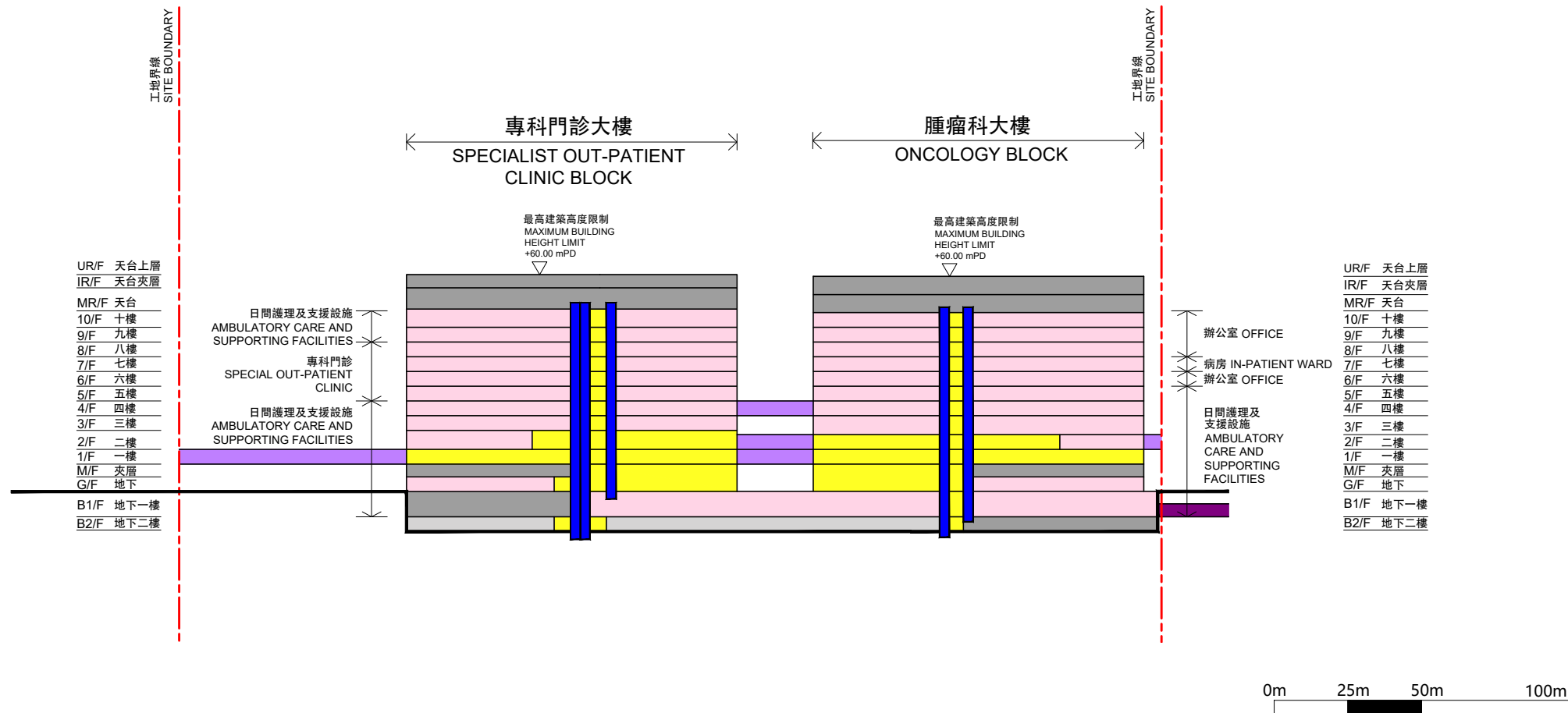


圖例 LEGEND --- 工地界線 SITE BOUNDARY

- 公眾區域 PUBLIC AREA
- 員工及醫療區域 STAFF AND CLINICAL AREA
- 擬建醫院連接橋 PROPOSED HOSPITAL LINK BRIDGE
- 機電房及升降機槽 PLANT ROOM & LIFT SHAFT
- 停車場 CAR PARKING AREA
- 暢通易達升降機 ACCESSIBLE LIFT

工地A剖面圖  
SITE A SECTION

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA



圖例 LEGEND

- 工地界線  
SITE BOUNDARY
- 公眾區域  
PUBLIC AREA
- 機電房  
PLANT ROOM
- 現有地下設施管道  
EXISTING SERVICE TUNNEL
- 員工及醫療區域  
STAFF AND CLINICAL AREA
- 停車場  
CAR PARKING AREA
- 擬建醫院連接橋  
PROPOSED HOSPITAL LINK BRIDGE
- 暢通易達升降機  
ACCESSIBLE LIFT

工地B剖面圖  
SITE B SECTION

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA





總體立面概念圖  
CAMPUS-WIDE FACADE CONCEPT

構思圖  
ARTIST'S IMPRESSION

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA





從南面望向急症大樓的透視圖  
PERSPECTIVE VIEW OF ACUTE BLOCK FROM SOUTH DIRECTION

構思圖  
ARTIST'S IMPRESSION

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA





從西面望向腫瘤科大樓及專科門診大樓的透視圖

PERSPECTIVE VIEW OF ONCOLOGY BLOCK & SPECIALIST OUT-PATIENT CLINIC BLOCK FROM WEST DIRECTION

構思圖  
ARTIST'S IMPRESSION

87MM  
在啟德發展區興建新急症醫院  
NEW ACUTE HOSPITAL AT KAI TAK DEVELOPMENT AREA

**87MM – New Acute Hospital at Kai Tak Development Area****Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2020 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	255.8
	Technical	—	—	—	64.0
				Sub-total	319.8 #
(b) Resident site staff (RSS) costs (Note 3)	Professional	920	38	1.6	126.4
	Technical	4 178	14	1.6	202.1
				Sub-total	328.5
Comprising -					
(i)	consultants' fees for management of RSS		9.6 #		
(ii)	remuneration of RSS		318.9 #		
				<b>Total</b>	<b>648.3</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS (as at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the provision of contract administration and site supervision of **94MM**. The assignment will only be executed subject to the Finance Committee's approval to upgrade **87MM** to Category A.
3. The consultants' fees and RSS cost for site supervision are based on the estimate prepared by the Hospital Authority. We will only know the actual man-months and actual costs after completion of the construction works.

**Remarks**

The cost figures in this Annex 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 10 of Enclosure 1.

**87MM - New Acute Hospital at Kai Tak Development Area****Indicative list of furniture and equipment items  
with unit cost of \$1 million or above**

<b>Item description</b>	<b>Quantity</b>	<b>Unit cost (\$ million)</b>	<b>Total cost (\$ million)</b>
<b><u>Hospital Authority</u></b>			
3D-VR Surgery System	1	1.5	1.5
Advanced Telecommunication Systems	1	6.1	6.1
Anaesthetic Clinical Information System (CIS) Integrated with Physiological Monitoring System (PMS)	1	53.9	53.9
Analyzer, Automated, Blood Gas, Analysis and Middleware	1	1.5	1.5
Analyzer, Automated, Blood Grouping and Middleware	4	1.8	7.2
Analyzer, Automated, Cardiac Marker Analysis System and Middleware	1	2.6	2.6
Analyzer, Automated, Clinical Chemistry, for Paediatric Department	2	1.9	3.8
Analyzer, Automated, Haematology, Cell Counting	2	7.5	15.0
Analyzer, Haematology Electrophoresis System	1	1.4	1.4
Analyzers, Automated, Toxicology Analysis System and Middleware	1	2.6	2.6
Analyzers, Laboratory, Blood, Glycated Haemoglobin	3	2.4	7.2
Analyzers, Laboratory, Immunoassay, Chemiluminescent for Microbiology Laboratory	2	1.3	2.6

<b>Item description</b>	<b>Quantity</b>	<b>Unit cost (\$ million)</b>	<b>Total cost (\$ million)</b>
Analyzers, Laboratory, Immunoassay, Chemiluminescent for Special Haematology Laboratory	4	1.4	5.6
Analyzers, Laboratory, Mass Spectrometry, Hormone Detection	1	2.8	2.8
Analyzers, Laboratory, Microbiology, Blood Culture, Automated	2	1.8	3.6
Analyzers, Laboratory, Microbiology, Identification and Susceptibility, Automated	1	1.5	1.5
Analyzers, Laboratory, Microbiology, Susceptibility, Automated, Zone Size Reader	1	1.5	1.5
Analyzers, Laboratory, Molecular, Assay, Infectious Microorganism (16 Modules System)	2	1.6	3.2
Analyzers, Physiologic, Neuromuscular Function, Posturographic for Neuroscience Centre	1	2.0	2.0
Aspirator/ Irrigators, Surgical, Ultrasonic for Neurosurgery Theatres	1	1.1	1.1
Audio Video System for Auditorium and Related Conference Facilities	1	6.2	6.2
Audio Video System for Bed Management Command Centre	1	6.7	6.7
Audio Video System for Logistics Centre	1	5.0	5.0
Audio Video System for Major Incident Control Centre	1	5.1	5.1
Audio Visual Conferencing System for Operating Theatre	1	3.1	3.1



<b>Item description</b>	<b>Quantity</b>	<b>Unit cost (\$ million)</b>	<b>Total cost (\$ million)</b>
Audio Visual System for Lecture Theatre and Related Conference Facilities	1	10.9	10.9
Automated Handling System, Molecular Pathology	1	1.7	1.7
Automated Hazardous Injectable Drug Compounding System	1	9.0	9.0
Automated Pre-analytical Specimen Processing System	1	17.5	17.5
Automated Warehouse Management System for Warehouse in Acute Block	1	6.1	6.1
Automated Warehouse Management System for Warehouse in Oncology Block	1	2.2	2.2
Automatic Medication Dispensing and Picking System	1	64.0	64.0
Automatic Pre-portioning System	4	1.3	5.2
Automatic Sterilisers Return Conveyor System	2	4.6	9.2
Automation System, Laboratory	1	24.0	24.0
Automation System, Medication Dispensing, All Dosage Form, Inpatient	1	26.8	26.8
Automation System, Medication Dispensing, Box	1	7.8	7.8
Automation System, Medication Dispensing, Tablet	3	2.2	6.6
Automation System, Medication Dispensing, Unit Dose	1	1.1	1.1

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Automation Systems, Operating Room, Endoscopic for Bi-plane Digital Subtraction Angiography Surgery	1	3.8	3.8
Automation Systems, Operating Room, Endoscopic for Endolap Surgery	1	5.6	5.6
Automation Systems, Operating Room, Endoscopic for Endovascular Aneurysm Repair Surgery	1	3.8	3.8
Autonomous Mobile Robot	1	10.0	10.0
Cart Washer	5	2.2	11.0
Ceiling Pendant System for Cardiothoracic Critical Care Units	1	8.2	8.2
Ceiling Pendant System for Neonatal Intensive Care Unit	1	4.3	4.3
Clean Steam Generating Unit	1	7.2	7.2
Computer-aided Detection Systems, Karyotyping for Anatomical Pathology Laboratory	1	2.4	2.4
Computer-aided Detection Systems, Karyotyping for Special Haematology Laboratory	3	3.3	9.9
Computerised Medication Cabinets for Intensive Care Unit	1	3.3	3.3
Cyclotron System	1	45.0	45.0
Cytometers, Automated, Flow/ Cell Sorter	4	1.9	7.6
Decontamination Unit, Medical Equipment	2	2.7	5.4
Densitometers, Bone, X-ray, Dual- energy Absorptiometry	2	1.3	2.6

<b>Item description</b>	<b>Quantity</b>	<b>Unit cost (\$ million)</b>	<b>Total cost (\$ million)</b>
Digitisers, Laboratory Slide	1	6.9	6.9
Dish Washing System	1	8.0	8.0
Dispensers, Haematology Metaphase Spreader	1	1.4	1.4
Drug Refilling Management System	1	7.2	7.2
Duplex Vacuum Insulated Evaporator Tanks	1	20.6	20.6
Electrical Mobile Shelving System for Human Resources Division (Personal Files Store)	1	1.4	1.4
Electrical Mobile Shelving System for Medical Record Office (4/F Administration Block)	1	6.6	6.6
Electrical Mobile Shelving System for Medical Record Office (4/F Oncology Block)	1	5.1	5.1
Electrical Mobile Shelving System for Medical Record Office (6/F Administration Block)	1	3.4	3.4
Endoscopic Video Systems, Endoscopy Unit	3	1.3	3.9
Exercisers, Computer-aided Training, Balance for Neuroscience Centre	1	1.7	1.7
Exercisers, Computer-aided Training, Gait for Neuroscience Centre	1	4.9	4.9
Exercisers, Computer-aided Training, Gait, Mobile for Neuroscience Centre	1	2.0	2.0
Exercisers, Computer-aided Training, Upper Limb for Neuroscience Centre	1	3.0	3.0

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Exercisers, Computer-aided Training, Upper Limb, Three Dimensional for Neuroscience Centre	1	2.7	2.7
Exercisers, Muscle Strength, Lever/ Pulley-cable, Lower Limb, Leg Press	1	1.1	1.1
Gait Lab Motion Analysis System	1	2.9	2.9
Harvester, Haematology, Metaphase Chromosome	1	1.9	1.9
Heart-lung Machine for Cardiac Catheterisation Laboratory	2	2.2	4.4
Hydropool	1	15.3	15.3
Hyperbaric Oxygen Therapy Chambers	1	82.0	82.0
Information System, Data Management, Nursing	1	6.0	6.0
Information System, Data Management, Oncology Treatment Planning	1	18.0	18.0
Information Systems, Data Management, Neurosurgery	1	12.9	12.9
Information Systems, Data Management, Obstetric	1	18.1	18.1
Information Systems, Picture Archiving and Communication, Radiology	1	24.0	24.0
Instrument Tracking System	1	6.2	6.2
Integrated Surveillance and Reporting System	1	5.5	5.5
Irradiators, Blood	1	4.9	4.9
Isolator, Blood Cell Labelling	1	1.5	1.5

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Isolator, Technetium Dispensing	1	1.3	1.3
Isolator, Total Exhaust, Aseptic Dispensing Unit	4	1.1	4.4
Isolator, Total Exhaust, Inpatient	1	1.1	1.1
Lasers, Ho-YAG, Surgical	2	1.8	3.6
Linear Accelerator	2	19.3	38.6
Linear Accelerator, Advanced Image-Guided Radiotherapy	1	55.0	55.0
Linear Accelerator, Multiple-energy with Stereotactic Radiosurgery Capability	2	35.0	70.0
Linear Accelerator, Tomotherapy	1	40.0	40.0
Magnetic Resonance Imaging, Moving Magnet for Hybrid Operating Theatre for Neurosurgery Theatres	1	57.6	57.6
Magnetic Resonance Imaging, Simulation Package	1	7.0	7.0
Magnetic Resonance Simulator	1	36.0	36.0
Major Automation System, Clinical Chemistry, for 24-hour Core Services	1	45.5	45.5
Major Automation System, Coagulation	2	4.9	9.8
Major Automation System, Haematology, for 24-hour Core Services	2	4.7	9.4
Mammographic, Biopsy	1	3.5	3.5
Mammographic, Digital	1	7.1	7.1
Mass Spectrometer - Inductively	1	3.7	3.7

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Coupled Plasma			
Mass Spectrometer - Liquid Chromatography with Liquid Handling	1	4.4	4.4
Mass Spectrometer - Liquid Chromatography with Nitrogen Generator	1	3.6	3.6
Mass Spectrometer - Liquid Chromatography with Nitrogen Generator and Extractor	1	3.8	3.8
Medication Assembly System	1	1.5	1.5
Medication Dispensing Storage and Picking System, Inpatient	1	2.2	2.2
Medication Dispensing Storage System, Horizontal, Inpatient	1	8.8	8.8
Medication Dispensing Storage System, Vertical, Inpatient	1	4.5	4.5
Medication Dispensing Storage System, Vertical, Outpatient	1	8.3	8.3
Microscopes, Electron	1	7.9	7.9
Microscopes, Light, Operating for Neurosurgery Theatres	1	4.9	4.9
Monitoring System, Electroencephalography for Neurology Ward	1	3.0	3.0
Monitoring Systems, Physiologic, Cardiac Electrophysiology	1	1.3	1.3
Monitors, Physiologic, Neurology for Neurosurgery Theatres	1	1.4	1.4
Navigation System for Orbital Surgery	1	3.4	3.4

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Next Generation Sequencer, Chemical Pathology	1	1.5	1.5
Nucleic Acid Processors, Next Generation Sequencing, Anatomical, Pathology	1	2.8	2.8
Nucleic Acid Processors, Quantitation	2	1.3	2.6
Nucleic Acid Processors, Sequencing, Sanger	2	2.1	4.2
Ozonated Water Purification System for Patient Catering Unit	1	1.5	1.5
Patient Monitoring System for Haemodialysis Day Service	1	1.4	1.4
Patient Monitoring System with Clinical Information System for Cardiothoracic Critical Care Units	1	22.4	22.4
Patient Monitoring System with Clinical Information System for Intensive Care Unit	1	36.2	36.2
Patient Monitoring System with Clinical Information System for Neonatal Intensive Care Unit	1	22.2	22.2
Pendant System, Endoscopy Unit	1	2.9	2.9
Pendant System, Intensive Care Unit	1	16.1	16.1
Pendant System, Neurosurgical High Dependency Unit	1	4.5	4.5
Perfusion System/ Heat Exchangers and Heart-lung Bypass with Autotransfusion System for Open Heart Surgery	1	6.0	6.0
Phantoms, Radiotherapy	2	1.2	2.4

<b>Item description</b>	<b>Quantity</b>	<b>Unit cost (\$ million)</b>	<b>Total cost (\$ million)</b>
Pharmacy Inventory Tracking System	1	1.2	1.2
Physiological Monitoring System	1	3.7	3.7
Pick-to-light Station for Acute Dispensing Area	1	1.5	1.5
Private Automatic Branch Exchange (PABX) Telecommunication System	1	5.0	5.0
Quantitative Polymerase Chain Reaction System, Digital	1	2.0	2.0
Radiographic Systems, Digital for Accident and Emergency Department	3	2.5	7.5
Radiographic Systems, Digital for Diagnostic Radiology and Imaging	5	2.5	12.5
Radiographic Unit, Mobile	2	1.2	2.4
Radiographic Unit, Mobile for Accident and Emergency Department	1	1.2	1.2
Radiographic/ Fluoroscopic Systems, Angiography/ Interventional	3	36.0	108.0
Radiographic/ Fluoroscopic Systems, Angiography/ Interventional, Biplane	1	25.0	25.0
Radiographic/ Fluoroscopic Systems, Angiography/ Interventional, Single Plane	1	30.0	30.0
Radiographic/ Fluoroscopic Systems, Cardiovascular for Cardiac Catheterisation Laboratory	3	22.0	66.0
Radiographic/ Fluoroscopic Systems, Cardiovascular for Hybrid Cardiac Catheterisation Laboratory	1	25.8	25.8



<b>Item description</b>	<b>Quantity</b>	<b>Unit cost (\$ million)</b>	<b>Total cost (\$ million)</b>
Radiographic/ Fluoroscopic Systems, General-purpose for Endoscopy Unit	2	5.8	11.6
Radiographic/ Fluoroscopic Systems, General-purpose for Radiology Department	2	7.0	14.0
Radiographic/ Fluoroscopic Systems, General-purpose for Video Urodynamic Study	1	7.0	7.0
Radiographic/ Fluoroscopic Units, Mobile	6	2.2	13.2
Radiographic/ Fluoroscopic Units, Mobile for Eye/ Dental Surgery	1	3.3	3.3
Radiographic/ Fluoroscopic Units, Mobile, Extremity	1	1.1	1.1
Radiographic/ Tomographic Systems, Linear	1	2.5	2.5
Radiotherapy Image Processing System	1	1.0	1.0
Radiotherapy Simulation Systems for Brachytherapy Operating Theatre	1	5.5	5.5
Radiotherapy Simulation Systems, Computed Tomography-based	2	9.0	18.0
Radiotherapy Systems, Gamma Knife	1	40.0	40.0
Robotic Arm for Spine Surgery	1	3.8	3.8
Robotic Joint System for Orthopaedics and Traumatology Surgery	1	16.2	16.2
Robotic System for Brain for Neurosurgery Theatres	1	13.4	13.4
Robotic System for Spine for	1	15.2	15.2

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Neurosurgery Theatres			
Scanning System, Cardiac Imaging	1	1.3	1.3
Scanning Systems, Computed Tomography for Hybrid Operating Theatre Neurosurgery Theatres	1	12.4	12.4
Scanning Systems, Computed Tomography/ Positron Emission Tomography	2	34.5	69.0
Scanning Systems, Computed Tomography/ Single Photon Computed Tomography	5	9.8	49.0
Scanning Systems, Computed Tomography, Spiral	3	14.0	42.0
Scanning Systems, Computed Tomography, Spiral with Cardiac Function	2	25.0	50.0
Scanning Systems, Laser, Optical, Coherence, Tomography, Intravascular	3	1.3	3.9
Scanning Systems, Magnetic Resonance Imaging, Full-body	3	30.0	90.0
Scanning Systems, Ultrasonic, Endoscopic	1	6.5	6.5
Scanning Systems, Ultrasonic, General-purpose for Neurosurgery Theatres	2	3.0	6.0
Scanning Systems, Ultrasonic, General-purpose for Operating Theatre	9	1.1	9.9
Scanning Systems, Ultrasonic, General-purpose for Radiology Department	3	2.1	6.3
Scanning Systems, Ultrasonic, Intravascular for Cardiac Unit	2	1.3	2.6

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Scanning Systems, Ultrasonic, Intravascular for Operating Theatre	1	1.0	1.0
Scanning Systems, Ultrasonic, Vascular	1	1.0	1.0
Scrub Dispensing System	1	4.6	4.6
Shelving System, Storage and Display, Mobile	1	2.2	2.2
Shelving System, Storage and Display, Mobile for Finance Department	1	2.0	2.0
Slide Stainer, Immunohistochemistry	2	1.3	2.6
Specimen Storage System, Automated, Clinical Chemistry, for 24-hour Core Services	1	15.0	15.0
Spectrometers, Mass, Identification for Microbiology Laboratory	2	3.1	6.2
Stereotactic Headframes for Neurosurgery Theatres	1	2.1	2.1
Stereotactic System, Surgical, Multi-purpose for Neurosurgery Theatres	1	2.6	2.6
Stereotactic Systems, Image-guided for Neurosurgery Theatres	1	8.8	8.8
Sterilising Units, Germicidal Gas, Hydrogen Peroxide	7	1.3	9.1
Sterilising Units, Steam, Bulk	10	1.8	18.0
Stimulators, Electromagnetic, High-intensity, Brain/ Spinal Cord for Neuroscience Centre	1	1.7	1.7
Table Operating, Spine, for Neurosurgery Theatres	1	2.2	2.2

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Telephone System, PABX	1	113.7	113.7
Television Video System	1	1.1	1.1
Temperature Monitoring System, Pharmacy	1	1.2	1.2
Transcranial Magnetic Stimulation System with Navigator for Neurosurgery Theatres	1	1.6	1.6
Ultrasound Machine, Obstetrics and Gynaecology	4	2.3	9.2
Ultrasound Machine, Three- dimensional	1	1.2	1.2
Uniform Exchange and Management System	1	3.1	3.1
Uninterruptible Power Supply for Hospital Data Centre	1	4.6	4.6
Video System, Endoscope, 3D for Neurosurgery Theatres	1	2.1	2.1
Video System, Endoscope, 3D with Exoscope for Neurosurgery Theatres	2	2.8	5.6
Video Systems, Endoscopic for Eye Unit	1	1.3	1.3
Video Systems, Operating Room, Head Camera for Open Heart Surgery	1	1.2	1.2
Water Purification Systems, Reverse Osmosis, for Central Sterile Supplies Unit	2	4.0	8.0
Water Purification Systems, Reverse Osmosis, Haemodialysis, for Intensive Care Unit	1	2.7	2.7

Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
Water Purification Systems, Reverse Osmosis, Haemodialysis, for Renal Day Service	1	5.8	5.8

#### **Oral Maxillofacial Surgery and Dental Clinic / Department of Health**

Supply and Installation of Audio-Visual System at Maxillofacial Surgery 3D Planning and Simulation Facility Room, Operation Theatre for Minor and Immediate Oral Maxillofacial Surgery, Multi-purpose Room and Corridors Outside Central Sterilisation Room and Office	1	3.5	3.5
Supply and Installation of Endoscopic Camera System	1	1.4	1.4
Supply and Installation of Oral Maxillofacial Cone Beam Computed Tomography System	1	2.2	2.2
Supply and Installation of Navigation System and Planning Software for Craniofacial and Maxillofacial Surgeries	1	2.1	2.1
Dental and Oral Maxillofacial Surgery Instruments	1	4.0	4.0
Surgical Instruments	1	1.7	1.7

#### **Custodial Ward / Hong Kong Police Force**

Indoor Radio Coverage	1	1.5	1.5
Closed Circuit Television (CCTV) System	1	2.0	2.0

#### **Custodial Ward / Correctional Services Department**

Gates and Locks Systems	1	6.5	6.5
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Item description	Quantity	Unit cost (\$ million)	Total cost (\$ million)
CCTV System	1	6.3	6.3
Terrestrial Trunked Radio System (Tetra System)	1	4.9	4.9

### **3MI - Expansion of North District Hospital**

#### **PROJECT SCOPE AND NATURE**

The part of the expansion project of North District Hospital (NDH) which we propose to upgrade to Category A comprises site formation and foundation works and associated works as follows –

- (a) site formation works including tree felling and transplanting, demolition and associated slope stabilisation works, and related decanting works for the existing accident and emergency (A&E) outbuilding and its associated facilities;
- (b) foundation works, basement excavation and lateral support works, and pile cap and basement slab construction works for a new acute block (NAB);
- (c) associated utilities diversion;
- (d) related access and road works in the NDH; and
- (e) consultancy services for contract administration and site supervision.

2. A site and location plan showing the location of the proposed site formation and foundation works is at **Annex 1 to Enclosure 2**.

3. We plan to seek funding approval from the Finance Committee (FC) to upgrade the proposed part of the expansion project to Category A in the current legislative session. The Hospital Authority (HA) invited tenders for the proposed works in March 2021. Subject to the funding approval from the FC, we plan to commence the proposed works for target completion in about two years. The NDH will remain functional at all times during the works period and any disruption of services, if unavoidable, will be kept to a minimum.

4. We will retain the remaining part of **3MI** in the First Ten-year Hospital Development Plan (HDP), which mainly covers the construction of the NAB, renovation and alterations of the existing hospital building and the provision of associated internal roadworks as well as external works and landscaping works. Separate funding approval will be sought at a later stage for the remaining part of the expansion of NDH project to dovetail with the implementation programme.

**/JUSTIFICATION .....**

**JUSTIFICATION**

5. Established in 1998, the NDH is an acute hospital in the New Territories East Cluster (NTEC) of the HA, serving patients from Sha Tin, Tai Po and North districts with a planned capacity of about 600 beds. It provides 24-hour A&E service and a wide range of secondary care services with emphasis on ambulatory care as well as community outreach services.

6. The combined population in the three districts of Sha Tin, Tai Po and North District is projected to increase by about 12% from 1 318 700 in 2019 to 1 483 500 in 2028. In particular, the population in the North District will increase by about 33% from 317 600 in 2019 to 421 500 in 2028. That aside, the elderly population aged 65 or above in the North District is also projected to increase by about 70% from 54 700 in 2019 to 93 200 in 2028<sup>1</sup>.

7. Over the years, the existing facilities at the NDH have become inadequate in terms of space, capacity and design to cope with the increasing service demands and modern quality standards and developments in service delivery. Key challenges faced by the NDH include (a) the increasing demand for emergency service has long outgrown the planned capacity of the A&E Department, with a perennial problem of overcrowding that poses risks to patient privacy, infection control and timeliness of care delivery; (b) there is a dire need to enhance the capability and capacity of the NDH in the management of infectious and communicable diseases through increased provision of specially designed isolation rooms and infection control facilities; (c) there is an urgent need for upgrading the diagnostic and treatment facilities and equipment to the prevailing standards; and (d) development of convalescent and rehabilitation services in the NDH is required to facilitate continuity of care and meet the healthcare needs of the local community.

8. We propose to expand the NDH in order to meet the healthcare needs in the NTEC in the long term. The expansion project will be implemented in three works stages, namely (a) preparatory works; (b) site formation and foundation works; and (c) main works. Upon completion of the whole expansion project targeted for 2028, we aim to provide around 1 500 additional beds in the NDH.

9. In view of the substantial and extensive coordination work with all departments of the hospital required to formulate the planning and logistic arrangement of hospital services, the preparatory works of this project were entrusted to the HA. We plan to also entrust the site formation and foundation

/works .....

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<sup>1</sup> According to the report of “Projections of Population Distribution 2019-2028” compiled by the Planning Department.



works to the HA in order to expedite project implementation and achieve cost effectiveness by capitalising on the HA's experience and organisational capabilities.

## FINANCIAL IMPLICATIONS

10. We estimate the cost of the proposed site formation and foundation works to be \$2,141.0 million in money-of-the-day (MOD) prices, broken down as follows –

		<b>\$ million (in MOD prices)</b>
(a)	Site works and site formation works <sup>2</sup>	153.4
(b)	Piling <sup>3</sup>	648.2
(c)	Excavation and lateral support <sup>4</sup>	562.7
(d)	Pile caps, basement slab and associated builder's works <sup>5</sup>	337.9
(e)	Decanting works for the existing A&E outbuilding and its associated facilities <sup>6</sup>	175.1
(f)	Consultants' fees for	24.3
	(i) contract administration	23.4
	(ii) management of resident site staff (RSS)	0.9
(g)	Remuneration of RSS	44.8
		/(h) .....

<sup>2</sup> Site works and site formation works cover tree felling and transplanting, demolition and associated slope stabilisation works.

<sup>3</sup> Piling works cover construction of piles and all related works including tests and monitoring.

<sup>4</sup> Excavation and lateral support works cover basement excavation works with lateral support and other associated works.

<sup>5</sup> Pile caps, basement slab and associated builder's works cover pile caps, tie beams, basement slabs, pedestals and other associated builder's works for the NAB.

<sup>6</sup> Decanting works for the existing A&E outbuilding and its associated facilities cover addition and alteration works to the existing A&E Department and areas within the NDH for decanting purposes, new covered walkways, a temporary vehicular steel deck and associated external works.

**\$ million**  
**(in MOD prices)**

	(h) Contingencies	194.6	
	Total	2,141.0	

11. The HA will engage consultants to undertake contract administration and directly employ RSS for the supervision of the proposed site formation and foundation works. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 2 to Enclosure 2**.

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

Year	<b>\$ million</b> <b>(in MOD prices)</b>
2021 – 22	155.7
2022 – 23	888.8
2023 – 24	777.7
2024 – 25	228.6
2025 – 26	90.2
	2,141.0

13. 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 2021 to 2026. The HA will deliver the proposed works through a lump-sum contract as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

/14. ....

14. The proposed site formation and foundation works will not give rise to any additional recurrent expenditure.

## **PUBLIC CONSULTATION**

15. The HA consulted the North District Council (NDC) on 9 February 2021 in respect of the expansion project. Members of the NDC in general supported the proposed project.

16. We consulted the Legislative Council Panel on Health Services on 12 March 2021. Members of the Panel supported the submission of the funding proposal to the Public Works Subcommittee for consideration.

## **ENVIRONMENTAL IMPLICATIONS**

17. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The HA completed a Preliminary Environmental Review (PER) for the project in March 2021. The PER concluded and the Director of Environmental Protection agreed that with the implementation of mitigation measures recommended in the PER, the project would not have any long-term adverse environmental impacts.

18. The HA will incorporate into the works contract mitigation measures recommended in the PER to control the environmental impacts arising from the site formation and foundation works to within the established standards and guidelines. These measures include the use of quiet powered mechanical equipment and temporary noise barriers for noisy substructure works, site drainage to control runoff, covering of stockpiles material, frequent cleaning and watering of the site, and the provision of wheel-washing facilities. The HA has included in the project estimates the cost for the implementation of these mitigation measures.

19. At the planning and design stages, the HA has considered measures to reduce the generation of construction waste wherever possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, the HA will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible in order to minimise the

/disposal .....

disposal of inert construction waste at public fill reception facilities (PFRFs)<sup>7</sup>. The HA 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 the generation of construction waste.

20. At the construction stage, the HA 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 waste. The HA will ensure that the day-to-day operations on site comply with the approved plan. The HA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. The HA will control the disposal of inert and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

21. The HA estimates that the project will generate in total about 1 343 591 tonnes of construction waste. Of these, the HA will deliver about 1 333 191 tonnes (99.2%) of inert construction waste to PFRFs for subsequent reuse and dispose of the remaining 10 400 tonnes (0.8%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be \$96.7 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## HERITAGE IMPLICATIONS

22. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

## LAND ACQUISITION

23. The proposed works will only involve government land. No land resumption is required. We will charge the cost of land clearance for government land, estimated at \$580,000, to **Head 701 – Land Acquisition**. A breakdown of the land clearance cost is at **Annex 3 to Enclosure 2**.

/BACKGROUND .....

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

## BACKGROUND INFORMATION

24. The expansion of NDH (**3MI**) is one of the projects covered by the First Ten-year HDP. On 22 November 2019, the FC approved upgrading part of **3MI** as **4MI** “Expansion of North District Hospital – preparatory works” to Category A at an estimated cost of \$481.3 million in MOD prices for preparatory works including site investigations and minor studies, demolition, reprovision and associated minor alteration works of existing buildings and facilities in the NDH, and consultancy services for outline sketch design, detailed design, tender documentation and assessment for the whole project as well as contract administration, management of RSS and remuneration of RSS for demolition and reprovisioning works. The preparatory works commenced in December 2019 and are in progress. We upgraded this part of **3MI** (i.e. site formation and foundation works) to Category B in March 2021.

25. Of the 1 861 trees within the project boundary, 369 trees will be preserved. The proposed site formation and foundation works will involve the removal of 1 485 trees, including 1 481 trees to be felled and four trees to be replanted within the project site<sup>8</sup>. Besides, seven important trees<sup>9</sup> will be affected during the implementation of the project. A summary of the important trees affected is provided at **Annex 4 to Enclosure 2**. The HA will incorporate planting proposal as part of the whole expansion project, including estimated quantities of 1 028 trees, 88 000 shrubs and 500 square metres of grassed area.

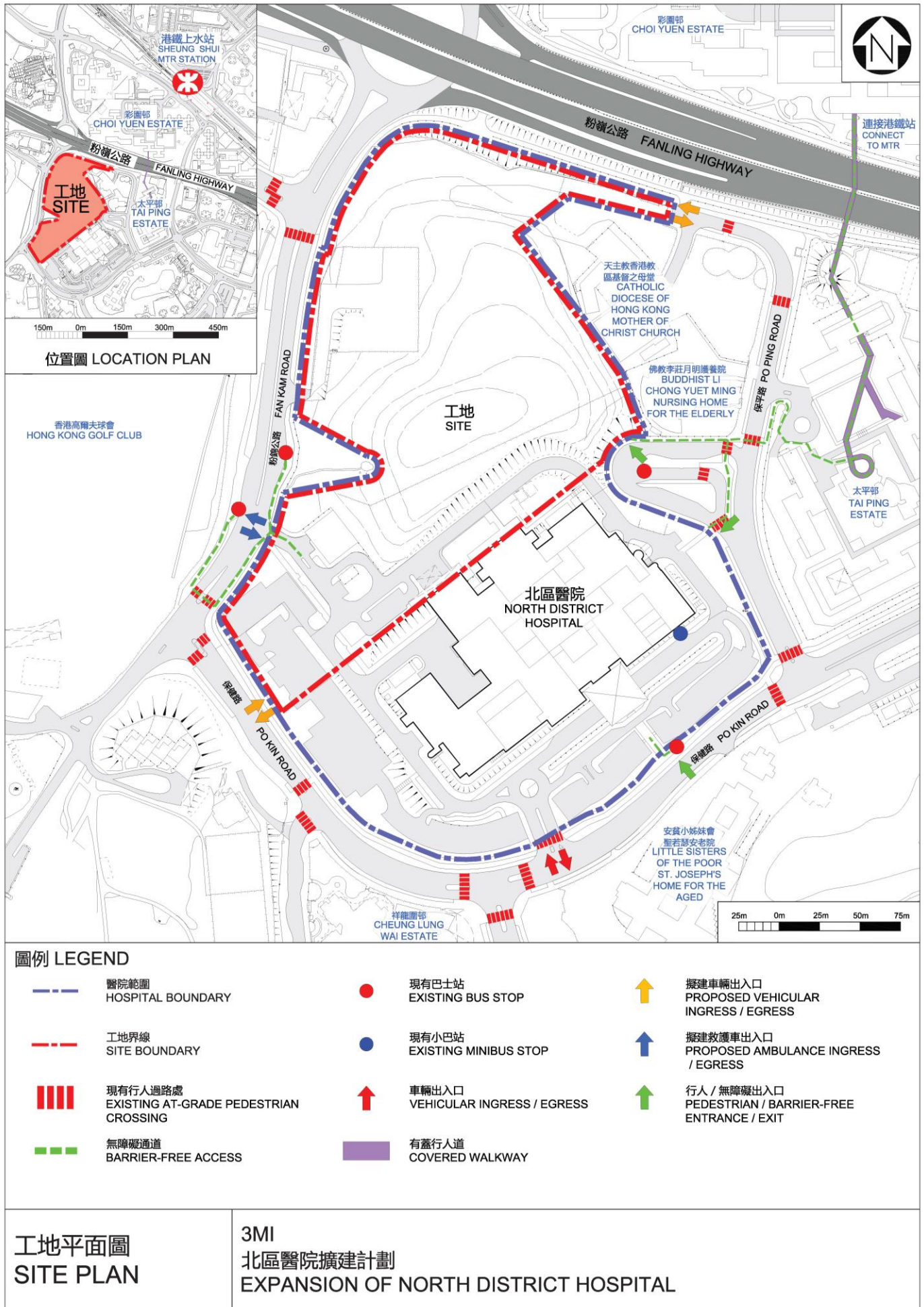
26. We estimate that the proposed works will create about 1 940 jobs (1 565 for labourers and 375 for professional/technical staff) providing a total employment of around 25 000 man-months.

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<sup>8</sup> Number of trees to be felled and transplanted is subject to minor adjustment in main works – superstructure stage.

<sup>9</sup> “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of the overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal to or exceeding 25 m.



### 3MI (part) – Expansion of North District Hospital – site formation and foundation works

**Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2020 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	16.6
	Technical	—	—	—	4.1
				Sub-total	20.7 #
(b) Resident site staff (RSS) costs (Note 3)	Professional	104	38	1.6	14.3
	Technical	540	14	1.6	26.1
				Sub-total	40.4
Comprising -					
(i)	consultants' fees for management of RSS		0.8 #		
(ii)	remuneration of RSS		39.6 #		
				<b>Total</b>	<b>61.1</b>

\* MPS = Master Pay Scale

## Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS (as at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for preparatory works of **4MI**. The assignment will only be executed subject to the Finance Committee's approval to upgrade the relevant part of **3MI** to Category A.
3. The consultants' fee and RSS cost for site supervision is based on the estimate prepared by the Hospital Authority. We will only know the actual man-months and actual cost after completion of the construction works.

### Remarks

The figures in this Annex 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 10 of Enclosure 2.

**3MI(part) – Expansion of North District Hospital –  
site formation and foundation works**

**Breakdown of the Land Clearance Cost**

		<b>\$ million</b>
<b>(I) Estimated cost for land clearance</b>		<b>0.53</b>
(a) Ex-gratia allowances (EGAs) (e.g. crop compensation, disturbance allowance for cultivators, EGA for miscellaneous permanent improvement to farms, “Tun Fu” ceremonies fees, etc.)	0.53	
<b>(II) Interest and Contingency Payment</b>		<b>0.05</b>
(a) Contingency on the estimated land clearance cost	0.05	
<b>Total</b>		<b>0.58</b>



**3MI (part) – Expansion of North District Hospital  
site formation and foundation works**

**Details of the “Important Tree” affected by the project**

Tree No.	Species <sup>(1)</sup>		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting		Conservation status <sup>(3)</sup>	Recommendation	Department to provide expert advice to Lands Department	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH <sup>(2)</sup> (mm)	Crown spread (m)	(Good/ Fair/ Poor)				(High/ Med/ Low)	Remarks		(Retain/ Transplant/ Fell)		
T387	<i>Ficus microcarpa</i>	細葉榕	15.0	1 130.0	14.0	Poor	Poor	Fair	Fair	Low	Mature tree size, aggressive root system, on slope and co-dominant trunks.  Extensive crown pruning required for transplanting.	Not listed	Fell	Greening, Landscape and Tree Management Section (GLTMS)	Trunk diameter above 1m meeting one of the criteria of Old and Valuable Trees (OVTs).  Confined crown development due to overcrowded with adjacent trees.

Tree No.	Species <sup>(1)</sup>		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting		Conservation status <sup>(3)</sup>	Recommendation	Department to provide expert advice to Lands Department	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH <sup>(2)</sup> (mm)	Crown spread (m)	(Good/ Fair/ Poor)				(High/ Med/ Low)	Remarks		(Retain/ Transplant/ Fell)		
T862	<i>Cinnamomum camphora</i>	樟	17.0	1 160.0	17.0	Fair	Fair	Fair	Fair	Low	Mature tree size, co-dominant trunks, growing on edge of broken fence wall with tree base partially exposed and formation of balance rootball for transplanting not feasible.  Extensive crown pruning required for transplanting.	Not listed	Fell	GLTMS	Trunk diameter above 1m meeting one of the criteria of OVTs.  Co-dominant trunks, on slope crest.
T1066	<i>Delonix regia</i>	鳳凰木	17.0	1 380.0	20.0	Poor	Poor	Fair	Fair	Low	Mature tree size, co-dominant trunks with crossing branches, included bark, wound on trunk and dead/broken branches.  Extensive crown pruning required for transplanting	Not listed	Fell	GLTMS	Trunk diameter above 1m meeting one of the criteria of OVTs.

Tree No.	Species <sup>(1)</sup>		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting		Conservation status <sup>(3)</sup>	Recommendation	Department to provide expert advice to Lands Department	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH <sup>(2)</sup> (mm)	Crown spread (m)	(Good/ Fair/ Poor)				(High/ Med/ Low)	Remarks		(Retain/ Transplant/ Fell)		
T2249	<i>Ficus microcarpa</i>	細葉榕	14.0	1 230.0	12.0	Poor	Poor	Fair	Fair	Low	Mature tree size, aggressive root system, double trunk and severely leaning.  At slope base.  Tree base abutting existing surface channel and not recommended for transplanting.	Not listed	Fell	GLTMS	Trunk diameter above 1m meeting one of the criteria of OVTs.  Root near concrete wall.
T2252	<i>Ficus microcarpa</i>	細葉榕	14.0	1 010.0	12.0	Poor	Poor	Fair	Fair	Low	Mature tree size, aggressive root system, multiple trunks and imbalanced form.  At slope base.  Tree base abutting existing surface channel and manhole	Not listed	Fell	GLTMS	Trunk diameter above 1m meeting one of the criteria of OVTs.  Broken branches, crooked, root near concrete wall.

Tree No.	Species <sup>(1)</sup>		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting		Conservation status <sup>(3)</sup>	Recommendation	Department to provide expert advice to Lands Department	Additional Remarks
	Scientific name	Chinese name	Height (m)	DBH <sup>(2)</sup> (mm)	Crown spread (m)	(Good/ Fair/ Poor)				(High/ Med/ Low)	Remarks		(Retain/ Transplant/ Fell)		
T2280	<i>Aquilaria sinensis</i>	土沉香	12.0	532.0	9.0	Poor	Poor	Fair	Fair	Low	Mature size, on gentle slope with limited crown development.  Species of low survival rate after transplanting.  Proposed for direct transplanting with rootball and crown size maximised due to being tree of protected species.	Protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap 586 of Laws of Hong Kong) Rare and Precious Plants of Hong Kong of the Hong Kong Herbarium	Transplant	GLTMS	The whole tree is strangled by vine.  One branch severely bended.  Foliage development on tree top exposed to sunlight only.
T2316	<i>Corymbia citriodora</i>	檸檬桉	20.0	1 093.0	9.5	Poor	Poor	Fair	Fair	Low	Mature tree size, double trunks and species of low survival rate after transplanting.	Not listed	Fell	GLTMS	Trunk diameter above 1m meeting one of the criteria of OVTs.  Double trunks, low branching, included bark

**Remarks:**

- (1) All these trees are not registered Old and Valuable Tree.
- (2) Trunk diameter of a tree refers to its diameter at breast height (DBH) (i.e. measured at 1.3 m above ground level).
- (3) Conservation status indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the International Union for Conservation of Nature's Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) may be used.

## 114MH - Expansion of Lai King Building in Princess Margaret Hospital

### PROJECT SCOPE AND NATURE

The part of the expansion project of Lai King Building (LKB) in Princess Margaret Hospital (PMH) which we propose to upgrade to Category A comprises site formation and foundation works and associated works as follows –

- (a) site formation works including demolition of the existing structure at the rehabilitation garden and the transformer room, and tree felling and transplanting;
- (b) foundation works for a new extension block;
- (c) enabling works for basement, including excavation, lateral support and associated works and support for the existing public sewer to be diverted;
- (d) diversion of underground utilities, installation of new sewer pipe along Lai Kong Street, provision of temporary transformer and generator set, and reprovision of the vacuum insulated evaporator tank; and
- (e) consultancy services for contract administration and site supervision.

2. A site and location plan showing the location of the proposed site formation and foundation works is at **Annex 1 to Enclosure 3**.

3. We plan to seek funding approval from the Finance Committee (FC) to upgrade the proposed part of the expansion project to Category A in the current legislative session. The Hospital Authority (HA) invited tenders for the proposed works in March 2021. Subject to the funding approval from the FC, we plan to commence the proposed works for target completion in about two years. The LKB will remain functional at all times during the works period and any disruption of services, if unavoidable, will be kept to a minimum.

4. We will retain the remaining part of **114MH** in the First Ten-year Hospital Development Plan (HDP), which mainly covers the construction of the new extension block, conversion/renovation of the existing building, construction of link bridges to connect the new extension block and the existing building as well as external works and landscaping works. Separate funding approval will be sought at a later stage for the remaining part of the expansion of LKB project to dovetail with the implementation programme.

## JUSTIFICATION

5. Established in 1975, the PMH is a major acute hospital in the Kowloon West Cluster (KWC) of the HA, serving patients from Kwai Tsing District and other districts in the KWC. It provides a comprehensive range of acute, specialist and ambulatory services, including 24-hour accident and emergency service. Apart from being a tertiary referral centre for infectious diseases, nephrology and urology, the PMH is also a cluster referral centre for oncology, trauma, renal transplant and dialysis, lithotripsy, pulmonary medicine and tuberculosis, high risk obstetrics care as well as paediatric and neonatal intensive care. The LKB, established in 2001, is an off-site facility of the PMH providing convalescent, rehabilitation and infirmary in-patient services.

6. Over the years, the population in the KWC has been growing considerably. The population in Sham Shui Po, Kwai Tsing, Tsuen Wan and Lantau Island areas or districts is projected to increase by about 5% from 1 403 300 in 2019 to 1 468 200 in 2028, whereas the elderly population aged 65 or above will surge from 244 500 in 2019 to 362 000 in 2028, representing a significant increase of about 48%<sup>1</sup>. The ageing population contributed to the increasing demand for comprehensive medical care, especially convalescent and infirmary support.

7. The utilisation of the PMH's services has been consistently high. The bed occupancy rate in the PMH was about 90% in 2019-20, as compared with the HA average of about 86%. The total number of in-patient and day in-patient discharges and deaths in the PMH also escalated from 113 996 in 2009-10 to 155 012 in 2019-20, representing an increase of about 36% which outran the HA average of about 31%. The heavy service demand has aggravated the inadequacy in the existing capacity of the PMH.

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<sup>1</sup> According to the population estimates published by the Census and Statistics Department and the report of "Projections of Population Distribution 2019-2028" compiled by the Planning Department.

8. The design of the PMH, which has a history of over 40 years, has become outdated and lagged behind the service requirements and workflow logistics of a modern tertiary acute hospital. The floor plates in clinical blocks are very small by current standards, rendering the advancement in medical technology difficult. In particular, the spacing between beds in wards is suboptimal from prevailing standard for quality patient care while nurse stations are provided at locations not convenient for close observation of patients. The physical conditions and structural capacity of the buildings are also exacerbated by heavy utilisation for decades, hindering the upgrading of building services systems to meet increasing operational needs.

9. Apart from space limitations, the piecemeal developments in the past have resulted in the clinical blocks of the PMH being scattered over the hospital site which impede the provision of coordinated services and efficient workflow logistics conducive to optimal clinical outcomes. At present, the existing PMH compound is already packed with more than ten building blocks and there is no room for further expansion to meet the projected increase in service demand. The unsatisfactory geographical location and connectivity among the buildings have also undermined the development of the PMH.

10. The HA has developed a master development plan for the redevelopment of the PMH, which aims to renew the hospital to modernise its facilities to cope with the growing clinical service demand. To make available the redevelopment site, additional space and floor areas are required for decanting the existing services and supporting accommodation. In addition to facilitating the decanting of existing services in the PMH, the proposed expansion of the LKB aims to enhance its ambulatory care services to reduce unnecessary hospitalisation and to ensure that its facilities comply with the infection control and service standards in modern health care settings.

11. The expansion of LKB in PMH will be implemented in three works stages, namely (a) preparatory works; (b) site formation and foundation works; and (c) main works. Upon completion of the whole expansion project targeted for 2026, we aim to provide 572 additional beds in the LKB.

12. In view of the substantial and extensive coordination work with all departments of the hospital required to formulate the planning and logistic arrangement of hospital services, the preparatory works of this project were entrusted to the HA. We plan to also entrust the site formation and foundation works to the HA in order to expedite project implementation and achieve cost effectiveness by capitalising on the HA's experience and organisational capabilities.

/FINANCIAL .....

**FINANCIAL IMPLICATIONS**

13. We estimate the cost of the proposed site formation and foundation works to be \$408.4 million in money-of-the-day (MOD) prices, broken down as follows –

		<b>\$ million (in MOD prices)</b>
(a)	Site works and site formation works	33.9
(b)	Foundation	37.9
(c)	Excavation and lateral support <sup>2</sup>	186.6
(d)	External works including drainage and utilities diversion	90.8
(e)	Consultants' fees for	10.1
	(i) contract administration	9.9
	(ii) management of resident site staff (RSS)	0.2
(f)	Remuneration of RSS	12.0
(g)	Contingencies	37.1
Total		<hr/> 408.4 <hr/>

14. The HA will engage consultants to undertake contract administration and directly employ RSS for the supervision of the proposed site formation and foundation works. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 2 to Enclosure 3**.

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

/Year .....

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<sup>2</sup> Excavation and lateral support works cover basement excavation works with lateral support and other associated works.



<b>Year</b>	<b>\$ million (in MOD prices)</b>
2021 – 22	57.5
2022 – 23	196.4
2023 – 24	92.2
2024 – 25	33.1
2025 – 26	29.2
	<hr/>
	408.4
	<hr/>

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 2021 to 2026. The HA will deliver the proposed works through a lump-sum contract as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

17. The proposed site formation and foundation works will not give rise to any additional recurrent expenditure.

## **PUBLIC CONSULTATION**

18. The HA consulted the Kwai Tsing District Council (K&TDC) on 10 November 2020 in respect of the expansion project. Members of the K&TDC in general supported the proposed project.

19. We consulted the Legislative Council Panel on Health Services on 12 March 2021. Members of the Panel supported the submission of the funding proposal to the Public Works Subcommittee for consideration.

**/ENVIRONMENTAL .....**

**ENVIRONMENTAL IMPLICATIONS**

20. The expansion of LKB in PMH is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The HA has carried out a Preliminary Environmental Review (PER) which concluded that environmental impact of the project can be controlled to within the criteria under established standards and guidelines.

21. For the proposed site formation and foundation works covered in this paper, the HA will incorporate into the works contract mitigation measures recommended in the PER. The key measures include the use of quiet powered mechanical equipment, temporary noise barriers for noisy substructure works, site drainage to control runoff, covering of stockpiles material, frequent cleaning and watering of the site, and the provision of wheel-washing facilities. The HA has included in the project estimates the cost for the implementation of these mitigation measures.

22. The HA undertakes to engage qualified consultants and contractors to properly carry out and complete all necessary steps, procedures and actions on asbestos containing materials investigation, and if found necessary, their removal and disposal according to the statutory requirements under Air Pollution Control Ordinance (Cap. 311) and its subsidiary legislation before the start of any demolition work.

23. At the planning and design stages, the HA has 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, the HA will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on 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 facilities (PFRFs)<sup>3</sup>. The HA 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 the generation of construction waste.

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<sup>3</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

24. At the construction stage, the HA 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 waste. The HA will ensure that the day-to-day operations on site comply with the approved plan. The HA will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. The HA will control the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

25. The HA estimates that the project will generate in total about 205 100 tonnes of construction waste. Of these, the HA will deliver 204 600 tonnes (99.8%) of inert construction waste to PFRFs for subsequent reuse and dispose of the remaining 500 tonnes (0.2%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be \$14.6 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## HERITAGE IMPLICATIONS

26. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

## LAND ACQUISITION

27. This proposed works do not require any land acquisition.

## BACKGROUND INFORMATION

28. The expansion of LKB in PMH (**114MH**) is one of the projects covered by the First Ten-year HDP. On 22 November 2019, the FC approved upgrading part of **114MH** as **115MH** “Expansion of Lai King Building in Princess Margaret Hospital – preparatory works” to Category A at an estimated cost of \$104.0 million in MOD prices for preparatory works including site investigations, minor studies and associated service diversion and minor alteration works in the LKB, and consultancy services for outline sketch design, detailed design as well as tender documentation and assessment for the whole project. The preparatory works commenced in December 2019 and are in progress. We upgraded this part of **114MH** (i.e. site formation and foundation works) to Category B in March 2021.

29. Of the 234 trees within the project boundary, 25 trees will be retained. The proposed site formation and foundation works will involve the felling of 209 trees and no trees would be transplanted<sup>4</sup> within the project boundary. One important tree<sup>5</sup> will be affected during the implementation of the project. The important tree affected is provided at **Annex 3 to Enclosure 3**. The HA will incorporate planting proposal as part of the whole expansion project, including estimated quantities of 165 trees, 25 451 shrubs, and 347 square metres of grassed area.

30. We estimate that the proposed works will create about 155 jobs (130 for labourers and 25 for professional/technical staff) providing a total employment of around 2 150 man-months.

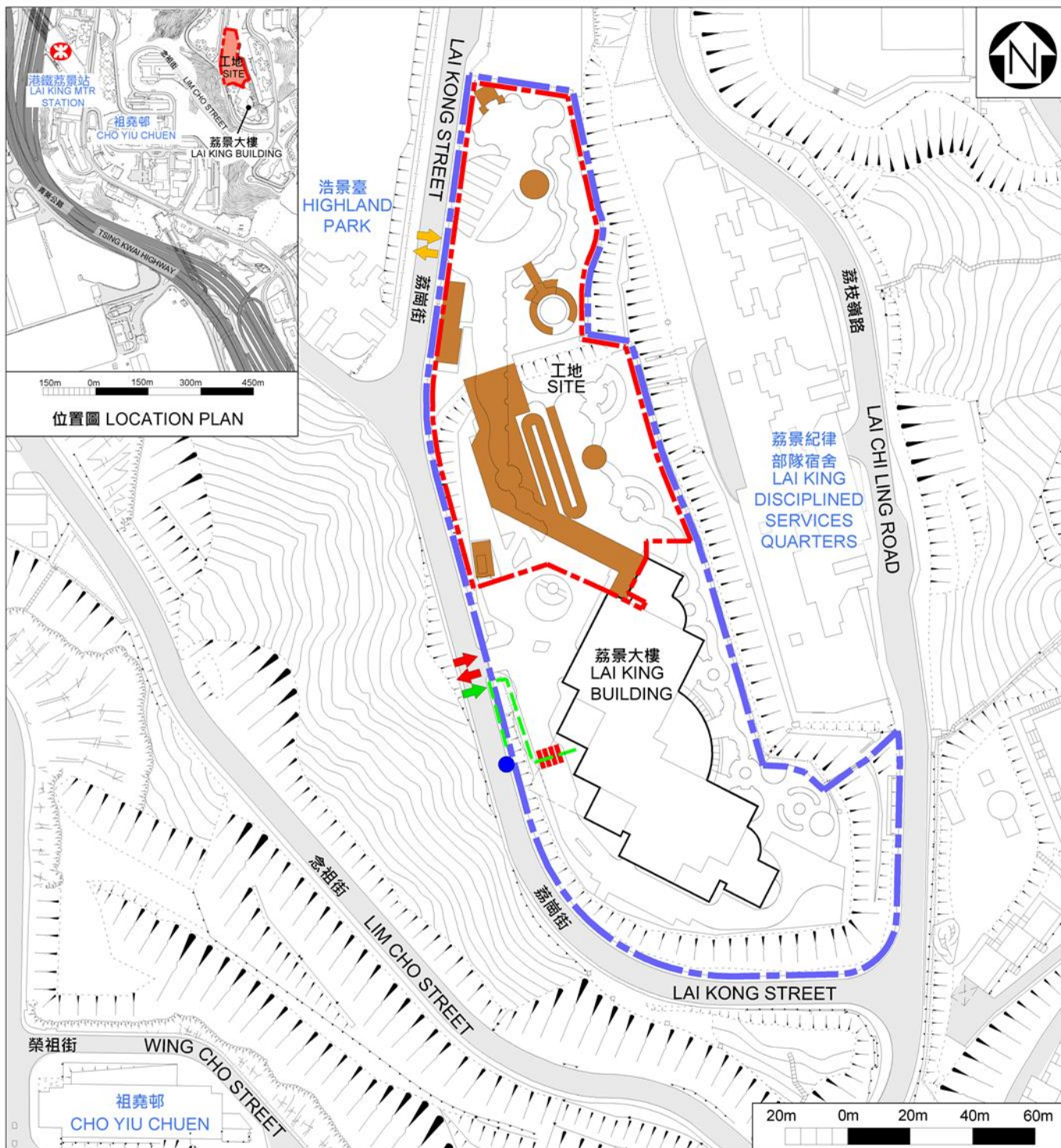
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<sup>4</sup> Number of trees to be felled and transplanted is subject to minor adjustment in main works – superstructure stage.

<sup>5</sup> An “Important tree” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of the overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal to or exceeding 1.0 metre (m) (measured at 1.3 m above ground level), or with height/canopy spread equal to or exceeding 25 m.



## 圖例 LEGEND

- |   |   |   |   |  |  |
|---|---|---|---|--|--|
|  | 醫院範圍<br>HOSPITAL BOUNDARY                           |  | 行人 / 無障礙出入口<br>PEDESTRIAN / BARRIER-FREE<br>ENTRANCE / EXIT |  | 車輛及救護車出入口<br>VEHICULAR AND AMBULANCE<br>INGRESS / EGRESS |
|  | 工地界線<br>SITE BOUNDARY                               |  | 無障礙通道<br>BARRIER-FREE ACCESS                                |  | 擬建車輛出入口<br>PROPOSED VEHICULAR<br>INGRESS / EGRESS        |
|  | 現有行人過路處<br>EXISTING AT-GRADE PEDESTRIAN<br>CROSSING |  | 擬拆卸的樓宇及結構<br>BUILDINGS AND STRUCTURES TO<br>BE DEMOLISHED   |  | 現有小巴站<br>EXISTING MINIBUS STOP                           |

工地平面圖  
SITE PLAN

114MH  
瑪嘉烈醫院荔景大樓擴建計劃  
EXPANSION OF LAI KING BUILDING IN PRINCESS MARGARET HOSPITAL

**114MH (part) – Expansion of Lai King Building in Princess Margaret Hospital  
– site formation and foundation works**

**Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2020 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	7.0
	Technical	—	—	—	1.8
				Sub-total	8.8 #
(b) Resident site staff (RSS) costs (Note 3)	Professional	35	38	1.6	4.8
	Technical	126	14	1.6	6.1
				Sub-total	10.9
Comprising -					
(i)	consultants' fees for management of RSS			0.2 #	
(ii)	remuneration of RSS			10.7 #	
<b>Total</b>					<b>19.7</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS (as at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for preparatory works of **115MH**. The assignment will only be executed subject to the Finance Committee's approval to upgrade the relevant part of **114MH** to Category A.
3. The consultants' fee and RSS cost for site supervision is based on the estimate prepared by the Hospital Authority. We will only know the actual man-months and actual cost after completion of the construction works.

**Remarks**

The figures in this Annex 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 13 of Enclosure 3.

**114MH (part) – Expansion of Lai King Building in Princess Margaret Hospital  
site formation and foundation works**

**Details of the “Important Tree” affected by the project**

Tree No. <sup>1</sup>	Species <sup>(1)</sup>		Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting		Conservation status <sup>(3)</sup>	Recommendation	Department to provide expert advice to Lands Department	Additional Remarks <sup>8</sup>
	Scientific name	Chinese name	Height (m)	DBH <sup>(2)</sup> (mm)	Crown spread (m)	(Good/ Fair/ Poor)				(High/ Med/ Low)	Remarks		(Retain/ Transplant/ Fell)		
A27	Ficus microcarpa	細葉榕	12	1242	13.0	Fair	Fair	Fair	Fair	Low	Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting); Low survival rate after transplanting; Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage)	Nil	Fell	Greening, Landscape and Tree Management Section	Root close to A26 and fence

**Remarks:**

- (1) All these trees are not registered Old and Valuable Tree.
- (2) Trunk diameter of a tree refers to its diameter at breast height (DBH) (i.e. measured at 1.3 m above ground level).
- (3) Conservation status indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the International Union for Conservation of Nature’s Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) may be used.

**702CL – Kai Tak development – remaining infrastructure works for developments at the former runway and south apron – landscaped elevated walkway to the New Acute Hospital**

**PROJECT SCOPE AND NATURE**

The part of **702CL** that we propose to upgrade to Category A covers the construction of the following works –

- (a) a walkway and a staircase of about 65 metres(m) in total length with 2 lifts;
- (b) associated footpaths, drainage, landscaping, electrical and mechanical works, and ancillary works; and
- (c) implementation of environmental mitigation measures for the proposed works.

———— A site plan and elevation with an artist’s impression of the proposed works are at **Annex 1 to Enclosure 4.**

2. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee (FC) for target completion in around three and a half years in tandem with the construction programme of the New Acute Hospital (NAH). To achieve this programme, we plan to invite tenders in parallel to enable early commencement of the proposed works. The contract will only be awarded upon obtaining funding approval from the FC.

3. We will retain the remainder of **702CL** in Category B, which mainly covers the remaining infrastructure works at the former runway and south apron to cope with the future developments in the area.

**/JUSTIFICATION .....**



**JUSTIFICATION**

4. Under the approved Kai Tak Outline Zoning Plan No. S/K22/6, the former south apron area of Kai Tak Development (KTD) is planned for the provision of a well-mixed residential, commercial and government, institution or community development. One of the major developments is the NAH. The proposed works as mentioned in paragraph 1 above will provide a barrier-free access across the existing slip road from Kwun Tong Bypass to Kai Fuk Road, connecting the amenity area under Kwun Tong Bypass with the NAH, so as to provide a more convenient access between Kowloon Bay area and the NAH. Besides, the proposed walkway will enhance pedestrian connectivity and walkability between the former south apron and the Kowloon Bay hinterland.

**FINANCIAL IMPLICATIONS**

5. We estimate the cost of the proposed works to be \$168.7 million in MOD prices, broken down as follows—

		<b>\$ million (in MOD prices)</b>
(a)	Elevated walkway	124.2
	(i) main spans and staircase	86.2
	(ii) lifts	38.0
(b)	Associated road works and drainage works	3.5
(c)	Landscaping works	6.3
(d)	Environmental mitigation measures	1.0
(e)	Consultants' fees for	1.7
	(i) contract administration	1.1
	(ii) management of resident site staff (RSS)	0.6
(f)	Remuneration of RSS	17.3
(g)	Contingencies	<u>14.7</u>
Total		<u>168.7</u>

6. We propose to engage consultants to undertake contract administration and site supervision of the proposed works. A detailed breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Annex 2 to Enclosure 4**.

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

Year	\$ million (in MOD prices)
2021 – 22	5.9
2022 – 23	37.2
2023 – 24	39.1
2024 – 25	41.4
2025 – 26	36.0
2026 – 27	9.1
	<hr/> 168.7 <hr/>

8. 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 2021 to 2027. We will deliver the works under the New Engineering Contract (NEC)<sup>1</sup> form. The contract will provide for price adjustment.

9. We estimate the annual recurrent expenditure arising from the proposed works to be about \$2.0 million.

/PUBLIC .....

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<sup>1</sup> NEC is a suite of contracts developed by the Institution of Civil Engineers, United Kingdom. It is a contract form that emphasises cooperation, mutual trust and collaborative risk management between contracting parties.

**PUBLIC CONSULTATION**

10. We consulted Kwun Tong District Council, Wong Tai Sin District Council, Kowloon City District Council and Yau Tsim Mong District Council in November 2020. Members of the four District Councils had no objection to the proposed works.

11. We gazetted the proposed works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 5 and 11 February 2021, and received no objection. The authorisation notice was gazetted on 16 April 2021.

12. We consulted the Advisory Committee on the Appearance of Bridges and Associated Structures <sup>2</sup>(ACABAS) on the aesthetic design of the proposed works on 16 March 2021. The Committee accepted the aesthetic design.

13. We consulted the Legislative Council Panel on Development on 23 March 2021 on the proposed works. Members generally supported the proposed works. At the request of the Panel, supplementary information was provided to the Panel on 14 April 2021.

**ENVIRONMENTAL IMPLICATIONS**

14. This project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The proposed works 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.

15. We will incorporate requirements into the relevant works contract to require the contractor to implement environmental mitigation measures. These mitigation measures mainly include use of quieter equipment and moveable noise barriers or enclosures to minimise construction noise impact, regular watering of works sites and provision of wheel-washing facilities to minimise dust generation, and use of temporary drains to discharge site runoff.

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<sup>2</sup> The Advisory Committee on the Appearance of Bridges and Associated Structures, which comprises representatives of the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institute of Planners, an academic institution, Architectural Services Department, Highways Department, Housing Department, and Civil Engineering and Development Department, is responsible for vetting the design of bridges and other structures associated with the public highway system, including noise barriers and semi-enclosures, from aesthetic and visual impact points of view.

16. At the planning and design stages, we have considered the alignment, design level and construction method of the proposed works to reduce generation of construction waste where possible. In addition, we will require the contractor to reuse inert construction waste (e.g. excavated soil and rock fill) on-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 facilities<sup>3</sup>. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste and non-timber formwork to further reduce generation of construction waste.

17. 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 waste. We will ensure the day-to-day operations on site comply with the approved plans. We will require the contractor to separate the inert portion from the 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.

18. We estimate that the proposed works will generate in total about 1 080 tonnes of construction waste. Of these, we will reuse about 40 tonnes (4%) of inert construction waste on site and deliver about 1 030 tonnes (95%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 10 tonnes (1%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites is estimated to be about \$75,000 for the proposed works (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N).

## HERITAGE IMPLICATIONS

19. The proposed works will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

/TRAFFIC .....

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<sup>3</sup> Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

## TRAFFIC IMPLICATIONS

20. The proposed works will not cause any significant traffic impact to surrounding areas during the construction stage. During construction, we will establish Traffic Management Liaison Groups and closely liaise with the Transport Department, the Hong Kong Police Force and other stakeholders to review the proposed temporary traffic arrangements with a view to minimising the traffic impacts arising from the proposed works.

## LAND ACQUISITION

21. The proposed works do not require any land acquisition.

## BACKGROUND INFORMATION

22. We upgraded **702CL** to Category B in September 2008.

23. On 22 May 2009, the FC approved the upgrading of part of **702CL** to Category A as **740CL** “Kai Tak development – detailed design and site investigation for remaining infrastructure works for developments at the former runway” at an approved project estimate of \$32.0 million in MOD prices for engaging consultants to undertake site investigation and design for the remaining infrastructure works at the former runway and south apron.

24. On 30 November 2018, the FC approved the upgrading of part of **702CL** to Category A as **822CL** “Kai Tak development – infrastructure for developments at the former runway and south apron”, at an approved project estimate of \$2,874.7 million in MOD prices, for the construction of infrastructure works to serve the developments at the former runway and south apron. The works have commenced in phases starting from March 2019 for substantial completion by 2023.

25. On 19 June 2020, the FC approved the upgrading of part of **702CL** to Category A as **833CL** “Kai Tak development – remaining infrastructure works for developments at the former runway and south apron, phase 1”, at an approved project estimate of \$135.2 million in MOD prices, for the construction of infrastructure works to serve the developments at the former runway and south apron. The works have commenced in phases starting from June 2020 for substantial completion by 2025.

26. At the Public Works Subcommittee (PWSC) meeting on 31 October 2001, some Members suggested and the Government agreed to include information on the scope, approved project estimates and progress of all the KTD (formerly known as South East Kowloon development) Public Works Programme items in future PWSC submissions relating to KTD. The information is at **Annex 3 to Enclosure 4**.

27. Of the 56 trees within the works area, 39 trees will be retained. The proposed construction works will involve the removal of 17 trees, including 7 trees to be felled and 10 trees to be replanted within the works area. All trees to be removed are not important trees<sup>4</sup>. We will incorporate planting proposals as part of the project, including 7 trees.

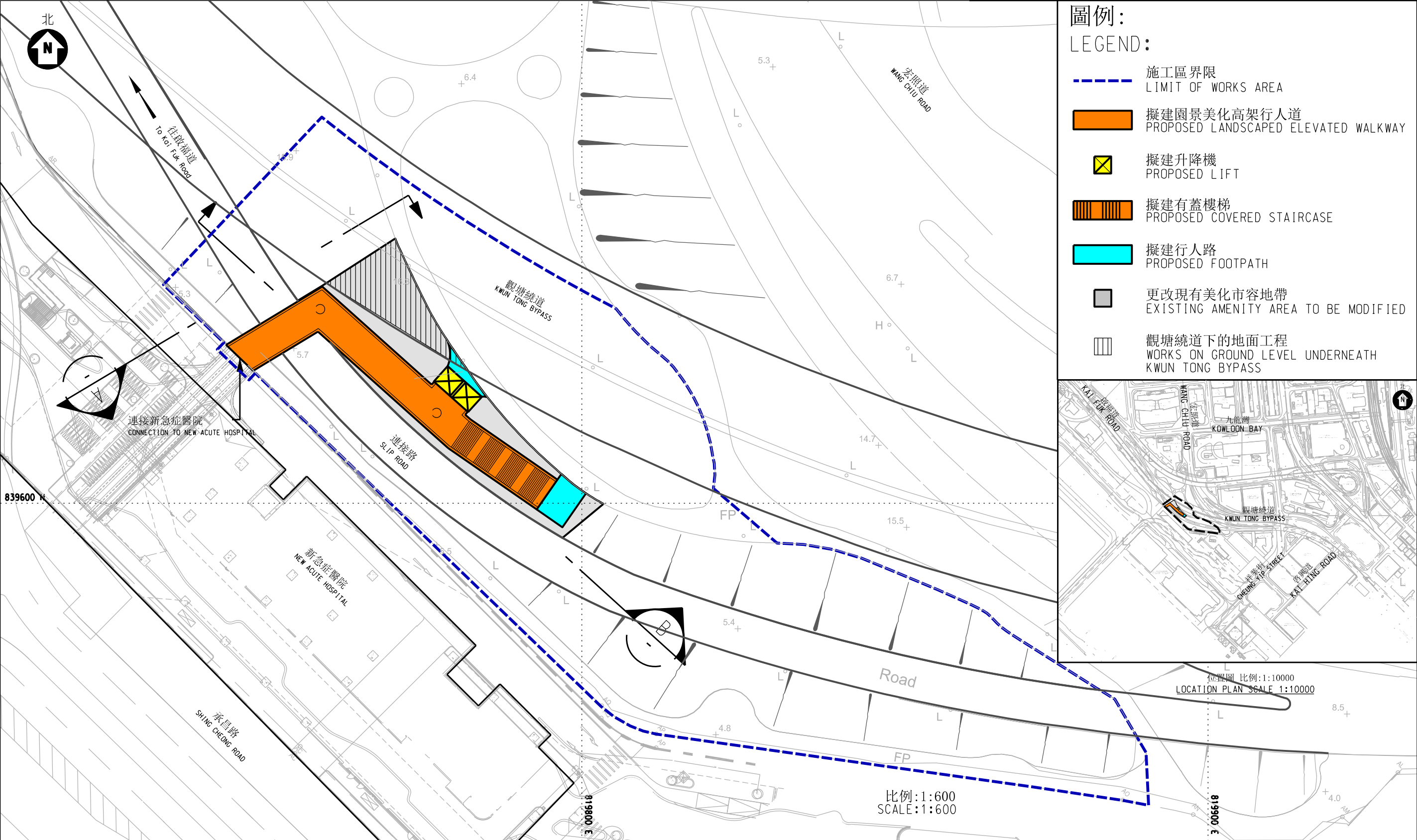
28. We estimate that the proposed works will create about 70 jobs (55 for labourers and 15 for professional or technical staff), providing a total employment of about 1 800 man-months.

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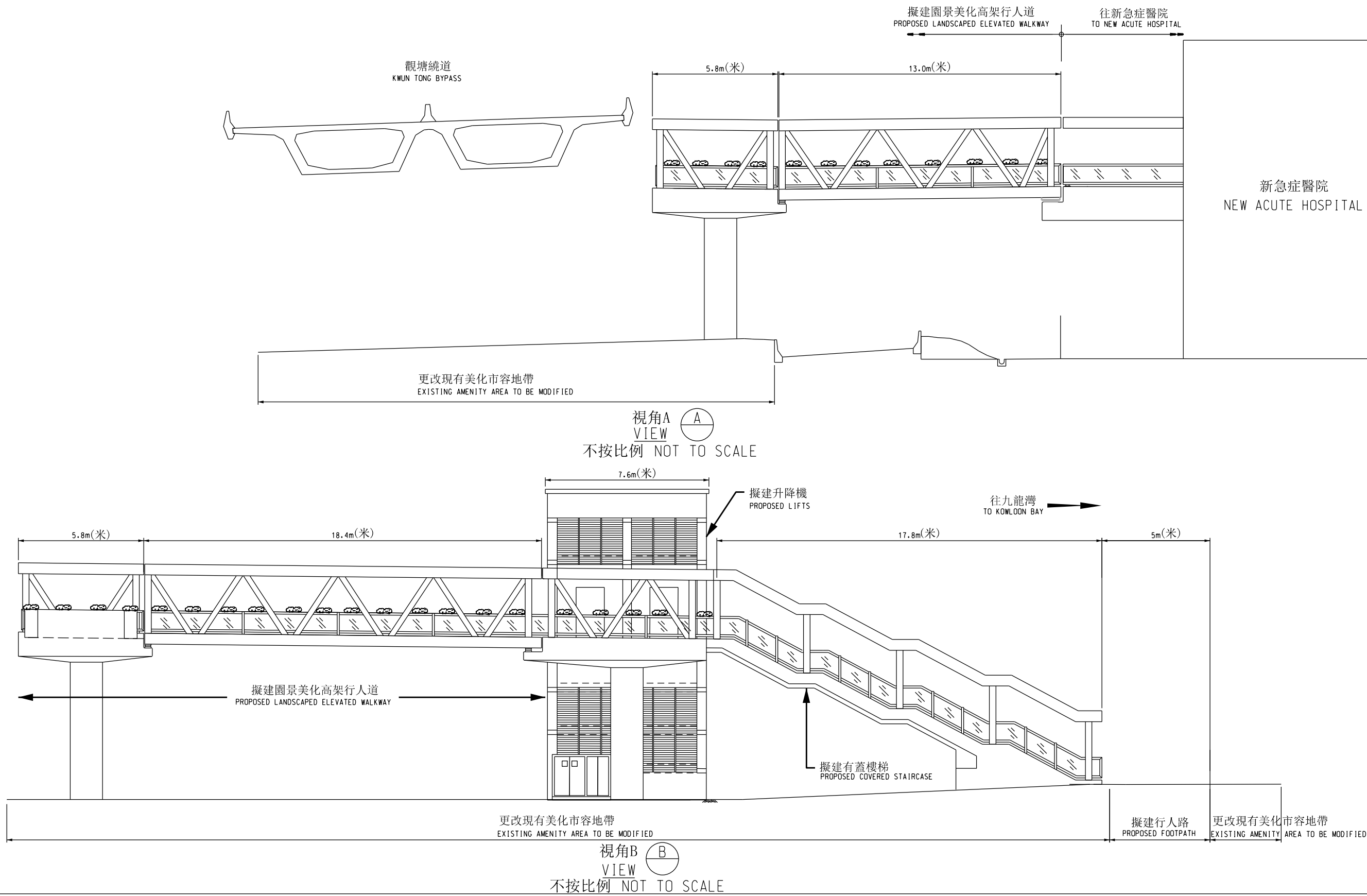
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<sup>4</sup> An "Important tree" refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance, e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or events;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of the overall tree sizes, shape and any special features), e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal to or exceeding 1.0 m (measured at 1.3 m above ground level), or with a height or canopy spread equal to or exceeding 25 m.



工務計劃項目第702CL號 — 啟德發展計劃 — 前跑道及南面停機坪發展項目的餘下基礎設施工程 —  
連接新急症醫院的園景美化高架行人道 — 平面圖  
PWP ITEM NO. 702CL KAI TAK DEVELOPMENT —  
REMAINING INFRASTRUCTURE WORKS FOR DEVELOPMENTS AT THE FORMER RUNWAY AND SOUTH APRON,  
LANDSCAPED ELEVATED WALKWAY TO THE NEW ACUTE HOSPITAL — SITE PLAN



工務計劃項目第702CL號 — 啟德發展計劃 — 前跑道及南面停機坪發展項目的餘下基礎設施工程 —  
連接新急症醫院的園景美化高架行人道 — 立視圖  
PWP ITEM NO. 702CL KAI TAK DEVELOPMENT –  
REMAINING INFRASTRUCTURE WORKS FOR DEVELOPMENTS AT THE FORMER RUNWAY AND SOUTH APRON,  
LANDSCAPED ELEVATED WALKWAY TO THE NEW ACUTE HOSPITAL – ELEVATION





(只作參考)  
(indicative only)

工務計劃項目第702CL號 — 啟德發展計劃 — 前跑道及南面停機坪發展項目的餘下基礎設施工程 —  
連接新急症醫院的園景美化高架行人道 — 構想圖 1  
PWP ITEM NO. 702CL KAI TAK DEVELOPMENT —  
REMAINING INFRASTRUCTURE WORKS FOR DEVELOPMENTS AT THE FORMER RUNWAY AND SOUTH APRON,  
LANDSCAPED ELEVATED WALKWAY TO THE NEW ACUTE HOSPITAL — ARTIST IMPRESSION 1





(只作參考)  
(indicative only)

工務計劃項目第702CL號 — 啟德發展計劃 — 前跑道及南面停機坪發展項目的餘下基礎設施工程 —  
連接新急症醫院的園景美化高架行人道 — 構想圖 2

PWP ITEM NO. 702CL KAI TAK DEVELOPMENT —  
REMAINING INFRASTRUCTURE WORKS FOR DEVELOPMENTS AT THE FORMER RUNWAY AND SOUTH APRON,  
LANDSCAPED ELEVATED WALKWAY TO THE NEW ACUTE HOSPITAL — ARTIST IMPRESSION 2



## Annex 2 to Enclosure 4

### 702CL – Kai Tak development – remaining infrastructure works for developments at the former runway and south apron – landscaped elevated walkway to the New Acute Hospital

#### Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2020 prices)

		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a)	Consultants' fee for contract administration (Note 2)	Professional Technical	— —	— —	1.0 —
				Sub-total	1.0#
(b)	Resident site staff (RSS) costs (Note 3)	Professional Technical	24 246	38 14	1.6 1.6
				Sub-total	3.3 11.9 15.2
	Comprising –				
	(i) Consultants' fees for management of RSS				0.5#
	(ii) Remuneration of RSS				14.7#
				<b>Total</b>	<b>16.2</b>

\* MPS = Master Pay Scale

#### Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants. (As at now, MPS salary point 38 = \$85,870 per month and MPS salary point 14 = \$30,235 per month).
2. The consultants' fees for contract administration is calculated in accordance with the existing consultancy agreement relating to the project. The construction phase of the assignments will only be executed subject to the Finance Committee's approval to upgrade part of **702CL** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

#### Remarks

The cost figures in this Annex 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 5 of Enclosure 4.

**Kai Tak Development**  
**List of Public Works Programme (PWP) Items in Category A**

(Note: For details on the project scope of the PWP items listed below, please refer to the corresponding PWSC papers.)

PWP item no.:	<b>440CL</b>
Project title:	South East Kowloon development – comprehensive feasibility study
Date of upgrading to Category A:	April 1995
Approved project estimate:	\$220 million
Project scope:	The project comprises a comprehensive feasibility study for the whole South East Kowloon area, as well as associated laboratory testing and site investigation works.
Brief account of progress:	(a) The feasibility study was completed in December 2003.  (b) The project account has been finalised at the sum of \$185.2 million.

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PWP item no.:	<b>494CL</b> (part upgraded from <b>469CL</b> )
Project title:	South East Kowloon development at Kai Tak Airport – decontamination and site preparation
Date of upgrading to Category A:	February 1998
Approved project estimate:	\$316.9 million
Project scope:	Ground decontamination, demolition of existing buildings and structures and site preparation at the north apron of Kai Tak Airport.

Brief account of progress: (a) The civil engineering works and the post-decontamination monitoring works were completed in April 2002 and December 2003 respectively.

(b) The project account has been finalised at the sum of \$281.8 million.

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PWP item no.: **694CL** (part upgraded from **469CL**)

Project title: South East Kowloon development at Kai Tak Airport – consultants' fees and site investigation

Date of upgrading to Category A: November 2001

Approved project estimate: \$115.9 million

Project scope: Site investigation works and detailed design for 6 kilometres (km) drainage box culverts, five sewage pumping stations, flyovers, roads, sewerage, drainage and demolition of the passenger terminal building for the planned developments in the north apron area of Kai Tak Airport.

Brief account of progress:

- (a) Consultancy started in January 2002.
- (b) Detailed design for demolition of the passenger terminal building and associated structures has been completed.
- (c) Detailed design of the stages 1, 2, 3A, 3B, 4, 5A and 5B infrastructure works and the reconstruction and upgrading of Kai Tak Nullah at the north apron has been completed.
- (d) Detailed design of the remaining infrastructure works at the north apron is in progress.

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PWP item no.:	<b>693CL</b> (part upgraded from <b>465CL</b> )
Project title:	South East Kowloon development – consultants' fees and site investigation for Kai Tak Approach Channel (KTAC) reclamation
Date of upgrading to Category A:	November 2001
Approved project estimate:	\$63.8 million
Project scope:	Site investigation works and detailed design for treatment of contaminated sediments and reclamation of KTAC, drainage and demolition of the existing airport taxiway bridge in KTAC.
Brief account of progress:	<p>(a) Consultancy started in January 2002.</p> <p>(b) In the light of the Court of Final Appeal (CFA)'s ruling on harbour reclamation under the Protection of the Harbour Ordinance (Cap. 531), the consultancy had been suspended since December 2003 and was terminated in July 2006.</p> <p>(c) The project account has been finalised at the sum of \$50.2 million.</p>

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PWP item no.:	<b>699CL</b> (part upgraded from <b>482CL</b> )
Project title:	South East Kowloon development – consultants' fees and site investigation for Kowloon Bay reclamation and engineering works
Date of upgrading to Category A:	July 2002
Approved project estimate:	\$105.7 million
Project scope:	Site investigation works and detailed design for treatment of contaminated sediments and reclamation of Kowloon Bay, marine structures and facilities, roads, drainage and sewerage works.

- Brief account of progress:
- (a) Consultancy started in December 2002.
  - (b) In the light of CFA's ruling on harbour reclamation under the Protection of the Harbour Ordinance (Cap. 531), the consultancy had been suspended since December 2003 and was terminated in July 2006.
  - (c) The project account has been finalised at the sum of \$6.1 million.

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- PWP item no.: **708CL** (part upgraded from **469CL**)
- Project title: South East Kowloon development – site preparation and drainage works at north apron area of Kai Tak Airport
- Date of upgrading to Category A: February 2004
- Approved project estimate: \$131.6 million
- Project scope: Construction of a twin-cell box culvert of about 600 m long, decommissioning of an existing culvert, demolition of the passenger terminal building and car-parking building at north apron area of Kai Tak Airport.
- Brief account of progress:
- (a) Works contract commenced in April 2004 and was completed in September 2006.
  - (b) The project account has been finalised at the sum of \$131.3 million.

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- PWP item no.: **719CL**
- Project title: Kai Tak development – engineering review
- Date of upgrading to Category A: December 2006

Approved project estimate: \$87.5 million

Project scope: A study to confirm the detailed engineering feasibility of the revised Preliminary Outline Development Plan of Kai Tak development, preliminary preparatory work for the early development of the cruise terminal in Kai Tak.

Brief account of progress: Consultancy commenced in January 2007 and completed in April 2010. The project account has been finalised at the sum of \$76.4 million.

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PWP item no.: **724CL** (part upgraded from **711CL**)

Project title: Kai Tak development – investigation and detailed design for advance infrastructure works for developments at the southern part of the former runway

Date of upgrading to Category A: December 2006

Approved project estimate: \$38 million

**Project scope:** Investigation and detailed design for roads, drainage, sewerage, watermains, relocation and reprovisioning of existing radar facilities for the proposed developments at the southern part of the former runway.

Brief account of progress:

- (a) Consultancy commenced in January 2007.
- (b) Design of the decommissioning and decontamination works at the south apron and relocation and reprovision of Marine Vessel Traffic Services radar was completed.
- (c) Design of the stage 1 advance infrastructure works was completed.



- (d) Design of the remaining infrastructure works was completed.

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PWP item no.: **734CL** (part upgraded from **711CL**)

Project title: Kai Tak development – decommissioning and decontamination works at the south apron of the former Kai Tak Airport and installation of supplementary radar at North Point Government Offices (NPGO)

Date of upgrading to Category A: February 2008

Approved project estimate: \$120.1 million

Project scope: Decommissioning and decontamination of about 12 600 square metres of land at the south apron of the former Kai Tak Airport, installation of a supplementary radar at NPGO and associated works.

Brief account of progress:

- (a) Works contract commenced in May 2008 and was completed in January 2010.
- (b) The project account has been finalised at the sum of \$82.5 million.

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PWP item no.: **738CL** (part upgraded from **465CL**)

Project title: Kai Tak development – detailed design and site investigation for Kai Tak Approach Channel and Kwun Tong typhoon shelter improvement works.

Date of upgrading to Category A: May 2009

Approved project estimate: \$50 million

Project scope: Site investigation works, environmental mitigation trial and monitoring, and detailed design for treatment of the contaminated sediments, forming of a 600 m opening at the former runway with a piled deck on the top and associated works.

Brief account of progress:

- (a) Consultancy commenced in August 2009.
- (b) Detailed design of Phase 1 works has been completed.
- (c) Design of Phase 2 works (IP Scheme) has been substantially completed.

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PWP item no.: **740CL** (part upgraded from **702CL**)

Project title: Kai Tak development – detailed design and site investigation for remaining infrastructure works for developments at the former runway

Date of upgrading to Category A: May 2009

Approved project estimate: \$32 million

Project scope: Site investigation works and detailed design for a road including a piled deck on the former runway; roads, footbridges, drainage, sewerage and water mains in south apron; and associated works.

Brief account of progress: Consultancy commenced in July 2009. Design of Road D3 (Metro Park Section) and its associated works were completed. Detailed design of the remaining infrastructure works is in progress.

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PWP item no.:	<b>739CL</b> (part upgraded from <b>469CL</b> )
Project title:	Kai Tak development – stage 1 infrastructure works at north apron area of Kai Tak Airport
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$566.5 million
Project scope:	Construction of about 2.6 km of new roads and other roadworks within the north apron area; two footbridges, two drainage box culverts, improvement to three existing subways across Prince Edward Road East, drainage, sewerage, water mains and associated works.
Brief account of progress:	(a) Works commenced in July 2009 and were completed in December 2013.  (b) The project account has been finalised at the sum of \$508.5 million..

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PWP item no.:	<b>741CL</b> (part upgraded from <b>711CL</b> )
Project title:	Kai Tak development – stage 1 advance infrastructure works for developments at the southern part of the former runway
Date of upgrading to Category A:	May 2009
Approved project estimate:	\$539.6 million
Project scope:	Construction of about 1.8 km carriageway, a fireboat berth cum landing steps, drainage, a sewage pumping station, sewerage, water mains and associated works for developments at the southern part of the former runway.
Brief account of progress:	(a) Works contract commenced in September 2009 and was completed in December 2013.

(b) The project account has been finalised at the sum of \$530.2 million.

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PWP item no.: **841TH** (part upgraded from **785TH**)

Project title: Trunk Road T2 – investigation and design

Date of upgrading to Category A: June 2009

Approved project estimate: \$133.6 million

Project scope: Impact assessments on environment, traffic, marine, heritage and other related aspects; detailed design of the works and associated site investigations and supervision for Trunk Road T2.

Brief account of progress:

- (a) Consultancy commenced in July 2009.
- (b) The environmental impact assessment report was approved in September 2013.
- (c) Detailed design of the main works was completed.
- (d) Detail design of the remaining traffic control and surveillance system is in progress.

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PWP item no.: **45CG**

Project title: District Cooling System at the Kai Tak Development

Date of upgrading to Category A: June 2009

Approved project estimate:	\$4,945.5 million (approved by the Finance Committee on 4 January 2019) for Phase I, Phase II and Phase III (Package A, B, C & R) of the project
Project scope:	The scope of the project comprises (a) construction of a northern chiller plant; (b) construction of a southern underground chiller plant cum underground seawater pump house and above-ground operational facilities; (c) laying of seawater intake and discharge pipelines; (d) laying of chilled water distribution pipe networks; and (e) provision of connection facilities at user buildings at Kai Tak development.
Brief account of progress:	<p>(a) Construction for Phase I commenced in February 2011 and was completed in January 2013.</p> <p>(b) Construction for Phase II commenced in March 2011 and was completed in September 2014.</p> <p>(c) Construction for Phase III (Package A) commenced in July 2013 and was completed in September 2017.</p> <p>(d) Construction for Phase III (Package B) commenced in September 2015 and was completed in June 2020.</p> <p>(e) Construction for Phase III (Package C) commenced in September 2016 and was completed in August 2020.</p> <p>(f) Construction for remaining works under Phase III (Package R) commenced in January 2019 for completion by end 2025.</p>

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PWP item no.: **736CL**

Project title: Site formation for Kai Tak cruise terminal development

Date of upgrading to Category A:	November 2009
Approved project estimate:	\$2,303.9 million
Project scope:	Construction of about 1.1 km long seawall, piled structures, marine facilities and structures, and dredging works for Kai Tak Cruise Terminal.
Brief account of progress:	<p>(a) The site formation for Kai Tak cruise terminal development has been completed, with the first berth and the second berth commenced operations in June 2013 and September 2014 respectively. Remaining dredging was also completed in December 2015.</p> <p>(b) The project account was finalised at the sum of \$1,362.7 million.</p>

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PWP item no.:	<b>7GA</b>
Project title:	Cruise terminal building and ancillary facilities for the Kai Tak cruise terminal development
Date of upgrading to Category A:	April 2010
Approved project estimate:	\$5,852.1 million
Project scope:	Development of new cruise terminal facilities at the southern end of the former runway at the Kai Tak development; and provisions of building services to the apron area.
Brief account of progress:	<p>(a) Works contract commenced in May 2010 and was completed in May 2013.</p> <p>(b) The project account has been finalised in March 2019.</p>

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PWP item no.:	<b>745CL</b> (part upgraded from <b>465CL</b> )
Project title:	Kai Tak development – Kai Tak approach channel and Kwun Tong typhoon shelter improvement works (Phase 1)
Date of upgrading to Category A:	June 2011
Approved project estimate:	\$717.7 million
Project scope:	Bioremediation treatment of the contaminated sediments over an area of about 90 hectares of seabed at KTAC and Kwun Tong typhoon shelter, dredging of seabed at KTAC, and demolition of a disused dolphin and associated improvement works in the vicinity of To Kwa Wan Typhoon Shelter.
Brief account of progress:	(a) Works contract commenced in July 2011 and was completed in July 2014.  (b) Project account has been finalised at the sum of \$427.6 million.
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PWP item no.:	<b>746CL</b> (part upgraded from <b>469CL</b> )
Project title:	Kai Tak development – stage 2 infrastructure at north apron area of Kai Tak Airport
Date of upgrading to Category A:	June 2011
Approved project estimate:	\$355.8 million
Project scope:	Construction of about 590 m roads, about 2 110 m footpaths, drainage box culverts, sewage pumping station and associated works.
Brief account of progress:	(a) Works contract commenced in July 2011 and was substantially completed in June 2015.

(b) Project account finalisation is in progress.

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PWP item no.: **749CL** (part upgraded from **711CL**)

Project title: Kai Tak development – reprovisioning of radar on top of the cruise terminal building

Date of upgrading to Category A: June 2011

Approved project estimate: \$88.4 million

Project scope: Reprovisioning of a radar and associated signal processing and relaying equipment and construction of a radome, a radome base support and associated works.

Brief account of progress:

(a) The works contract commenced in August 2011 and was completed in June 2013.

(b) The project account has been finalised at the sum of \$87.7 million.

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PWP item no.: **172BF**

Project title: Construction of fire station-cum-ambulance facility at Cheung Yip Street, Kowloon Bay

Date of upgrading to Category A: July 2011

Approved project estimate: \$210 million

Project scope: Construction of a new six-storey fire station with ambulance facility-cum-an urban search and rescue equipment store in Kowloon Bay.

Brief account of progress:

(a) Works contract commenced in July 2011 and was completed in June 2013.



(b) The project account has been finalised in April 2016 at the sum of \$161.8 million.

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PWP item no.: **109KA**

Project title: Construction of Trade and Industry Tower in Kai Tak Development Area

Date of upgrading to Category A: January 2012

Approved project estimate: \$2,645.1 million

Project scope: Construction of government offices and ancillary property management facilities providing a net operational floor area (NOFA) of around 32 400 m<sup>2</sup>, and a community hall of about 600 m<sup>2</sup> in NOFA.

Brief account of progress: (a) Works contract commenced in January 2012 and was completed in April 2015.

(b) The project account has been finalised in December 2016 at the sum of \$ 1,877.9 million.

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PWP item no.: **443RO** (part upgraded from **425RO**)

Project title: Runway Park at Kai Tak, Kowloon City District – Phase 1

Date of upgrading to Category A: July 2012

Approved project estimate: \$169.7 million

Project scope: Construction of a 270 m long waterfront promenade at the runway tip facing Lei Yue Mun and along the waterfront facing Kwun Tong, a large lawn with seating and extensive soft landscape planting, and ancillary facilities.

Brief account of progress: (a) Works contract commenced in August 2012 and was completed in April 2014.

(b) The project account has been finalised in July 2018 at the sum of \$131.9 million.

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PWP item no.: **439RO**

Project title: Kwun Tong promenade (stage 2)

Date of upgrading to Category A: July 2012

Approved project estimate: \$250.7 million

Project scope: Construction of a 750 m long waterfront promenade at the former Kwun Tong Public Cargo Working Area with a boardwalk, and upgrading works for the Kwun Tong promenade (stage 1), including installation of more lighting, close-circuit television and a public address system.

Brief account of progress: (a) Works contract commenced in February 2013 and was completed in December 2014.

(b) The project account has been finalised in March 2019 at the sum of \$208.5 million.

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PWP item no.: **167CD** (part upgraded from **469CL**)

Project title: Kai Tak development – reconstruction and upgrading of Kai Tak Nullah

Date of upgrading to Category A: January 2013

Approved project estimate: \$2,488.2 million

Project scope: Reconstruction and upgrading of Kai Tak Nullah from Prince Edward Road East to KTAC, construction of two enclosed desilting compounds with vehicular access and ancillary works.

Brief account of progress: (a) Works contract commenced in January 2013 and was substantially completed in April 2018.

(b) Project account finalisation is in progress.

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PWP item no.: **76MM**

Project title: Establishment of the Centre of Excellence in Paediatrics (Hong Kong Children's Hospital)

Date of upgrading to Category A: June 2013

Approved project estimate: \$12,985.5 million

Project scope: Establishment of the Centre of Excellence in Paediatrics with 468 beds in the south apron of the Kai Tak development.

Brief account of progress: (a) Works contract commenced in August 2013 and was completed in September 2017.

(b) The project account finalisation is in progress.

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PWP item no.: **761CL** (part upgraded from **469CL**)

Project title: Kai Tak development – stages 3A and 4 infrastructure at north apron area of Kai Tak Airport

Date of upgrading to Category A: June 2013

Approved project estimate: \$2,255.3 million

Project scope: Stage 3A –  
Construction of roads, a vehicular underpass, a pedestrian subway, extension of an existing subway, reconstruction of existing roads, associated drainage, sewerage, water mains, roadworks and other ancillary works.

Stage 4 –  
Construction of roads, reconstruction and widening of existing footpaths, two sewage pumping stations, twin rising mains, associated drainage and sewerage works and other ancillary works.

Brief account of progress: Works contracts commenced in stages starting from July 2013. Stage 3A Contract was completed in June 2017 whereas Stage 4 works were substantially completed in March 2019.

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PWP item no.: **349EP**

Project title: A 30-classroom primary school at site 1A-3, Kai Tak development, Kowloon

Date of upgrading to Category A: July 2013

Approved project estimate: \$312.4 million

Project scope: Construction of a 30-classroom primary school at site 1A-3, Kai Tak development

Brief account of progress: (a) Works contract commenced in November 2013 and was substantially completed in December 2015.

(b) The project account finalisation is in progress.

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PWP item no.: **350EP**

Project title: A 30-classroom primary school at site 1A-4, Kai Tak development, Kowloon

Date of upgrading to Category A:	July 2013
Approved project estimate:	\$317.5 million
Project scope:	Construction of a 30-classroom primary school at site 1A-4, Kai Tak development
Brief account of progress:	<p>(a) Works contract commenced in November 2013 and was substantially completed in December 2015.</p> <p>(b) The project account finalisation is in progress.</p>
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PWP item no.:	<b>287RS</b> (part upgraded from <b>272RS</b> )
Project title:	Kai Tak Multi-purpose Sports Complex – pre-construction works
Date of upgrading to Category A:	July 2015
Approved project estimate:	\$62.7 million
Project scope:	Preparation of technical specifications, cost estimate, tender documents (including information in ground investigation, utility mapping, topographic and tree surveys) and tender assessment for the main works
Brief account of progress:	<p>(a) The pre-construction works commenced in phases since December 2015 and were completed in December 2018.</p> <p>(b) The project account has been finalised in December 2018 at the sum of \$61.0 million.</p>
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PWP item no.:	<b>711CL</b>
Project title:	Kai Tak development – infrastructure works for developments at the southern part of the former runway
Date of upgrading to Category A:	July 2015
Approved project estimate:	\$5,757.1 million
Project scope:	Construction of roads, an elevated landscaped deck with lifts and staircases, roadside noise barriers, a supporting underground structure as enabling works to facilitate future construction of Trunk Road T2, improvement to three existing road junctions in Kowloon Bay, associated drainage, sewerage, water mains, roadworks, landscaping and other ancillary works.
Brief account of progress:	Works contracts commenced in November 2015 and substantially completed in December 2019.

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PWP item no.:	<b>65TR</b>
Project title:	Detailed Feasibility Study for Environmentally Friendly Linkage System (EFLS) for Kowloon East
Date of upgrading to Category A:	July 2015
Approved project estimate:	\$92.3 million
Project scope:	(a) evaluation of the most suitable green transport mode(s) for EFLS and formulation of a well-planned integrated multi-modal linkage system to enhance the connectivity of Kowloon East;

- (b) examination of financial viability and environmental acceptability as well as technical feasibility for EFLS;
- (c) examination of the impact of the proposed Kwun Tong Transportation Link on the use of the water body at the Kwun Tong Typhoon Shelter and Kai Tak Approach Channel and formulation of mitigation measures;
- (d) review and examination on the network development for EFLS; and
- (e) assessment on innovative designs, and arrangements for enhancing attractiveness and cost-effectiveness for EFLS.

Brief account of progress:

The detailed feasibility study has been substantially completed. The study suggests implementing a "multi-modal" EFLS in the district, which will be more effective and desirable than a standalone infrastructure. Views of the public will be collected to optimise the various recommended measures and initiate the implementation work, striving to complete in a progressive manner the various recommended measures in the next few years.

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PWP item no.:	<b>797CL</b> (part upgraded from <b>469CL</b> )
Project title:	Kai Tak development – Stage 3B and 5A infrastructure works at former north apron area
Date of upgrading to Category A:	May 2016
Approved project estimate:	\$2,152.8 million

Project scope: Stage 3B –  
Construction of roads, an elevated landscaped walkway, a pedestrian subway, demolition of an existing flyover, road modification works, associated drainage, sewerage, watermains, landscaping and other ancillary works.

Stage 5A –  
Construction of roads, a pedestrian subway, associated drainage including box culverts, sewerage, watermains, landscaping and other ancillary works.

Brief account of progress: Works contracts commenced in stages starting from September 2016 for phased completion from 2020 to 2021.

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PWP item no.: **237LP**

Project title: Kowloon East Regional Headquarters and Operational Base-cum-Ngau Tau Kok Divisional Police Station

Date of upgrading to Category A: May 2016

Approved project estimate: \$3,186 million

Project scope: Demolition of existing vacated Kai Tak Operational Base, construction of an integrated complex and demolition of building and facilities upon commissioning of the integrated complex

Brief account of progress: (a) Construction of the integrated complex commenced in July 2016 and was completed in March 2020.

(b) The project account finalisation is in progress.

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PWP item no.:	<b>271ES</b>
Project title:	A 30-classroom secondary school at Site 1A-2, Kai Tak development
Date of upgrading to Category A	June 2016
Approved project estimate:	\$446.7 million
Project scope:	Construction of a 30-classroom secondary school and ancillary facilities
Brief account of progress:	(a) Works contract commenced in December 2016 and was completed in June 2019.  (b) Project account finalisation is in progress.

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PWP item no.:	<b>272RS</b>
Project title:	Kai Tak Sports Park– construction works
Date of upgrading to Category A:	June 2017
Approved project estimate:	\$31,898 million
Project scope:	Design, construction and operation of the Kai Tak Sports Park which occupied a site of around 28 hectares in the north apron of the former Hong Kong International Airport in Kai Tak comprising a multi-purpose Main Stadium, a Public Sports Ground, an Indoor Sports Centre, retail outlets and dining facilities and public open space.
Brief account of progress:	Contract awarded in December 2018 and commenced in February 2019 for completion of works in 2023.

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PWP item no.:	<b>92MM</b> (part upgraded from <b>87MM</b> )
Project title:	New Acute Hospital (NAH) at Kai Tak Development Area – preparatory works
Date of upgrading to Category A:	July 2017
Approved project estimate:	\$769.3 million
Project scope:	<p>(a) consultancy services for outline the sketch design and detailed design, as well as preparation of tender documentation and tender assessment for the proposed NAH and the adjoining section of the waterfront promenade; and</p> <p>(b) site investigations and minor studies (such as preliminary environmental review, tree and topographical surveys, utilities survey and survey for impact assessment studies, etc.).</p>
Brief account of progress:	<p>(a) Project has been entrusted to the Hospital Authority (HA). Consultants were engaged by HA in September 2017.</p> <p>(b) Detailed design and tender documentation for main building works completed. Tendering in progress.</p>

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PWP item no.:	<b>122KA</b>
Project title:	Inland Revenue Tower in Kai Tak Development
Date of upgrading to Category A:	April 2018
Approved project estimate:	\$3,600 million

- Project scope:
- (a) offices and other support facilities including conference rooms, interview rooms, training rooms, a lecture hall, a departmental library and storage areas;
  - (b) public services counters (e.g. enquiry counters and shroff counters) and waiting areas for the public;
  - (c) a telephone enquiry centre;
  - (d) operational equipment, including system printing rooms, and a room for mail-inserting system and folding machines;
  - (e) a document processing centre for handling incoming mails, business returns and individuals returns, and for scanning documents;
  - (f) a computer data centre (comprising data control rooms, server farm, media library, printer and console areas), data preparation rooms, and network distribution rooms;
  - (g) other miscellaneous facilities including staff lactation rooms, baby care room, pantries, toilet facilities, facilities for the disabled, a security control room, plant rooms, maintenance offices and workshops; and
  - (h) a car park with a total of 66 parking spaces at grade including double-deckers located outside the building, for departmental, staff and visitor vehicles.

Brief account of progress:

Works commenced in August 2018 for completion in Q2 2022.

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PWP item no.:	<b>436RO</b>
Project title:	Avenue Park at Kai Tak
Date of upgrading to Category A:	May 2018
Approved project estimate:	\$321.9 million
Project scope:	<p>(a) thematic gardens;</p> <p>(b) a children's play area and a fitness area;</p> <p>(c) a basketball court;</p> <p>(d) covered walkways to connect the proposed Station Square where the future Kai Tak Station is located; and</p> <p>(e) ancillary facilities such as a park management office, toilets and baby care rooms.</p>
Brief account of progress:	Works commenced in June 2018 for completion in June 2021.

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PWP item no.:	<b>188GK</b>
Project title:	Government Flying Service (GFS) Kai Tak Division
Date of upgrading to Category A:	May 2018
Approved project estimate:	\$469.1 million
Project scope:	(a) construction of an apron to provide a helicopter take-off/landing pad, two helicopter parking pads and the associated safety/protection areas;

- (b) construction of an office building to accommodate an Air Command and Control Centre, a Flight Planning Centre and ancillary facilities including offices for GFS's aircrew, engineering and administration staff, a multi-purpose function room for mission planning, briefing, training and meeting, and an aircraft and mission equipment storage area;
- (c) construction of a hangar to accommodate two helicopters and the associated maintenance equipment;
- (d) provision of supporting facilities for helicopter operation including radio and communication facilities, navigation, security and surveillance systems, helicopter refueling facilities and firefighting facilities; and
- (e) associated civil, drainage, sewerage, water supply, building and landscaping works, etc.

Brief account of progress:

Construction works commenced in November 2018 for completion in 2021.

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PWP item no.:

**452RO**

Project title:

Waterfront promenade adjacent to the Hong Kong Children's Hospital

Date of upgrading to Category A:

May 2018

Approved project estimate:

\$82.2 million

Project scope:

- (a) a continuous pedestrian waterfront promenade;
- (b) landscaped areas with benches, sheltered seating and flowering trees;

- (c) a children's play area; and
- (d) ancillary facilities including toilets, a baby care room, etc.
- Brief account of progress:
- (a) Works contract commenced in November 2018 and was completed in November 2020.
- (b) The project account finalisation is in progress.

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- PWP item no.: **94MM** (part upgraded from **87MM**)
- Project title: New Acute Hospital at Kai Tak Development Area – foundation, excavation and lateral support, and basement excavation works
- Date of upgrading to Category A: May 2018
- Approved project estimate: \$5,356.8 million
- Project scope:
- (a) foundation works;
- (b) excavation and lateral support works;
- (c) basement excavation works;
- (d) pile cap construction works; and
- (e) basement slab works.

- Brief account of progress:
- (a) Project has been entrusted to the Hospital Authority (HA). Consultants were engaged by HA in September 2017 under **92MM**.
- (b) Works contract for Foundation, Excavation & Lateral Support, and Basement Excavation Works commenced in September 2018 for completion in Q3 2022.

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PWP item no.:	<b>467RO</b>
Project title:	Station Square at Kai Tak
Date of upgrading to Category A:	June 2018
Approved project estimate:	\$1,651.5 million
Project scope:	<ul style="list-style-type: none"><li>(a) an open plaza with a landmark feature;</li><li>(b) a Tai Chi plaza;</li><li>(c) two lawn bowling greens;</li><li>(d) a children's play area;</li><li>(e) fitness stations (including fitness equipment for the elderly);</li><li>(f) cycling grounds;</li><li>(g) a cycle track connected to the Kai Tak cycle track network;</li><li>(h) a jogging track;</li><li>(i) a pet garden;</li><li>(j) a large lawn for casual leisure use;</li><li>(k) shaded seating areas;</li><li>(l) soft landscaping and artwork;</li><li>(m) a covered pedestrian passage to facilitate visitors walking between the future Kai Tak Station of Shatin-to-Central Link (SCL) and the Kai Tak Sports Park; and covered pedestrian pathways to facilitate movement between the two public housing estates (i.e. Kai Ching and Tak Long Estates) and the future SCL Kai Tak Station respectively; and</li></ul>

- (n) ancillary facilities including a park management office, toilets, changing rooms, a refuse collection chamber, a service yard, pavilions and store rooms.
- Brief account of progress:
- (a) Phase 1 works commenced in February 2019 for completion in June 2021.
- (b) Phase 2 works contract commenced in September 2019 for completion in December 2022.

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PWP item no.: **822CL** (part upgraded from **702CL**)

Project title: Kai Tak development – infrastructure for developments at the former runway and south apron

Date of upgrading to Category A: November 2018

Approved project estimate: \$2,874.7 million

- Project scope:
- (a) Former runway –  
Construction of roads, drainage, sewerage, water mains, saltwater pumping station, sewage pumping station, landscaped decks and public open space.
- (b) Former south apron –  
Construction of roads, drainage, sewerage, water mains, a landscaped elevated walkway with associated lifts and staircase, landscaping and other ancillary works.

Brief account of progress: The works have commenced in phases starting from March 2019 for completion by 2023.

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PWP item no.:	<b>458RO</b>
Project title:	Signature Project Scheme (Kwun Tong District) – Construction of Music Fountains at Kwun Tong Promenade
Date of upgrading to Category A:	November 2018
Approved project estimate:	\$49.7 million
Project scope:	Construction of Music Fountains with animated lighting and sound effects, interactive fountains with jumping jets and wet play area; and construction of filtration plant room with the provision of ancillary facilities.
Brief account of progress:	<p>(a) Works contract commenced in September 2019 and was completed in February 2021.</p> <p>(b) The project account finalisation will be commenced.</p>

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PWP item no.:	<b>785TH</b>
Project title:	Trunk Road T2 and Cha Kwo Ling Tunnel – Construction
Date of upgrading to Category A:	October 2019
Approved project estimate:	\$16,017.0 million
Project scope:	Construction of Trunk Road T2 and Cha Kwo Ling (CKL) Tunnel connecting with Central Kowloon Route (CKR) and Tseung Kwan O-Lam Tin Tunnel (TKO-LTT) to form Route 6 as an east-west express link between West Kowloon and Tseung Kwan O.

Brief account of progress: Works contract commenced in November 2019 for completion in 2026.

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PWP item no.: **441RO**

Project title: Hoi Sham Park Extension in Kowloon City District

Date of upgrading to Category A: July 2020

Approved project estimate: \$293.2 million

Project scope:

- (a) reprovisioning of four tennis courts from the Ko Shan Road Park previously demolished for the construction of Ko Shan Theatre New Wing;
- (b) construction of a waterfront promenade with a continuous pedestrian greenery walkway;
- (c) provision of a thematic landscaped garden with rain shelters and benches;
- (d) provision of amenity lawn area with rain shelters/arbours;
- (e) demolition of some existing facilities in the Hoi Sham Park such as children's play area, fitness equipment for the elderly, main pavilion and arbours and reprovisioning of these facilities with enhancement within the project site;
- (f) construction of a light refreshment kiosk;
- (g) construction of service blocks and ancillary facilities such as toilets;

- (h) removal of the existing boundary fencing of the Hoi Sham Park for connecting with the extension of the Hoi Sham Park; and
- (i) provision of barrier-free access facilities at the extension of the Hoi Sham Park.

Brief account of progress:

Works contract commenced in December 2020 for completion in Q4 2023.

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PWP item no.:

**470RO**

Project title:

Lung Tsun Stone Bridge Preservation Corridor at Kai Tak

Date of upgrading to Category A:

March 2021

Approved project estimate:

\$669.2 million

Project scope:

- (a) In-situ preservation of LTSB remnants and the construction of a preservation corridor for public appreciation and leisure purpose including –
  - (i) archaeological works to display the LTSB remnants;
  - (ii) conservation treatment to ensure the structural integrity of the LTSB remnants;
  - (iii) provision of interpretation facilities;
  - (iv) provision of an open space with a continuous traffic-free pedestrian walkway along the corridor;
  - (v) provision of landscaped areas with benches and pavilions;

- (vi) provision of ancillary facilities including plant rooms, a first aid room, toilets, a baby care room, drinking fountains, store rooms, etc.; and
  - (vii) interface with the pedestrian subway under construction at Prince Edward Road East (the Pedestrian Subway), which connects the Playground.
- (b) Improvement of the walkway within the Playground that heads to the Kowloon Walled City Park from the exit of the Pedestrian Subway including the provision of –
- (i) a landscaped walkway with sitting-out facilities; and
  - (ii) pedestrian entrance/exit connected to Sa Po Road.

Brief account of progress:

Works contract targeted to commence in Q2 2021 for completion in Q2 2025.

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PWP item no.:

**50CG**

Project title:

Provision of an Additional District Cooling System at the Kai Tak Development

Date of upgrading to Category A:

June 2020

Approved project estimate:

\$4,269.3 million

Project scope:

The proposed scope of the project comprises

- (a) a chiller plant cum seawater pump room;
- (b) seawater pipework;

- (c) chilled water pipework; and
- (d) connection facilities at user buildings including the New Acute Hospital (NAH), adjacent commercial areas at Area 3 at the KTD, the Kai Tak Sports Park (KTSP), as well as the Animal Management and Animal Welfare Building Complex.

Brief account of progress: Works contract commenced in phases starting from July 2020. The entire project is planned for completion by end 2028.

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PWP item no.: **171CD**

Project title: Revitalization of Tsui Ping River

Date of upgrading to Category A: June 2020

Approved project estimate: \$1,342.2 million

- Project scope:
- (a) revitalization of the existing King Yip Street Nullah, comprising resurfacing of the channel, installation of a smart water gate, provision of water-friendly features, provision of a water supplement system (including modification of two underground stormwater storage tanks near Anderson Road and On Sau Road and provision of a seawater circulation system), installation of three dry weather flow interceptors, provision of a smart surveillance and weather forecast system, riverside lighting, and in-stream plantation, etc.;
  - (b) dredging at the existing channel for about 800 metres in length and reconstruction/strengthening of existing nullah structures for about 740 metres in length;

- (c) construction of riverside walkways, six cross-river walkways and six landscaped decks;
- (d) modification of an existing footbridge across Lei Yue Mun Road; and
- (e) ancillary works

Brief account of progress:

Works contract commenced in July 2020 for completion in 2024.

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PWP item no.:

**4413DS**

Project title:

Enhancement Works for Kwun Tong Sewage Pumping Station

Date of upgrading to Category A:

July 2017

Approved project estimate:

\$1,054.4 million

Project scope:

The proposed scope of works comprises the provision of –

- (a) a balancing facility with a capacity of 16 000 cubic meters and its associated facilities;
- (b) a plant house with ventilation system and landscaped deck at the roof of plant house;
- (c) deodorisation facilities; and
- (d) ancillary works.

Brief account of progress:

Works contract commenced in December 2017 for completion in Q4 2022. The foundation works for the balancing facility and the plant house were completed and the structural works above-ground are on-going.

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PWP item no.:	<b>187GK</b>
Project title:	Animal Management and Animal Welfare Building Complex in Kai Tak Development
Date of upgrading to Category A:	July 2020
Approved project estimate:	\$881.9 million
Project scope:	<p>(a) Construction of a new 15-storey complex for:</p> <ul style="list-style-type: none"> <li>(i) re-provisioning of Kowloon Animal Management Centre (AMC(K));</li> <li>(ii) provision of offices and facilities for Animal Management (Development) Division (AMDD), Equine Disease Division (EDD), Veterinary Laboratory Division (VLD), Antimicrobial Resistance Surveillance Section (AMRSS) and Avian Influenza Surveillance Section (AISS) of Animal Health Division (AHD) and the Secretariat of the Veterinary Surgeons Board (VSB);</li> <li>(iii) provision of other related ancillary facilities; and</li> </ul> <p>(b) Demolition of the existing AMC(K).</p>
Brief account of progress:	Works contract commenced in September 2020 for completion in Q2 2024.

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PWP item no.:	<b>833CL (part upgraded from 702CL)</b>
Project title:	Kai Tak development – remaining infrastructure works for developments at the former runway and south apron phase 1

Date of upgrading to Category A:	June 2020
Approved project estimate:	\$135.2 million
Project scope:	<p>(a) A single two-lane Road L10 (Northern Section) of about 370m long connecting to Road L10 (Southern Section);</p> <p>(b) Extension and improvement of Kai Hing Road with the associated improvement of Lam Chak Street;</p> <p>(c) Associated footpaths, street lighting, traffic aids, drainage, sewerage, water mains, landscaping and ancillary works.</p>
Brief account of progress:	The funding for the remaining works at the former runway and south apron was approved by FC on 19 June 2020. Construction works commenced in June 2020 for substantial completion by 2025.
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PWP item no.:	<b>832CL</b> (part upgraded from <b>469CL</b> )
Project title:	Kai Tak development – stages 5B infrastructure works at the former north apron area
Date of upgrading to Category A:	July 2020
Approved project estimate:	\$1,720.1 million
Project scope:	Construction of roads, an elevated walkway, a pedestrian subway, renovation of three existing pedestrian subways, modification of one existing pedestrian subway, associated drainage, sewerage, water mains, landscaping and other ancillary works.



Brief account of  
progress:

Works contracts commenced in July 2020 for  
completion in phases from 2023 to 2025.

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