

**Application for Pre-qualification for  
Structural, Civil and Geotechnical Engineering Consultancy Services for  
TKO 137 Site PU 1&2 – Phase 1 Development**

**Reply Form**

The Urban Renewal Authority (“Authority”) is currently inviting consultancy companies to apply for the pre-qualification for the Structural, Civil and Geotechnical Engineering Consultancy Services for TKO Area 137 Site PU 1&2 – Phase 1 Development (“Services”)

For interested parties, please duly complete and submit the pre-qualification (“PQ”) form (including Part A, Part B, Part C and Part D, together with necessary information and supporting documents) to the Authority to apply for PQ for the provision of the Services. The project brief is shown on page 5 of this PQ Form for your reference. Should you have any queries, please contact our Mr. Chau at 2588 8953.

**Part A. General Information of the Consultant**

Full Name of the Consultant

---

Year in which the Consultant was established

---

Business Form of the Consultant

(1) Sole Proprietorship       (2) Partnership

(3) Incorporated Company

Name of Sole Proprietorship (for sole proprietorship)

---

Name of all Partners (for Partnership)

(1) (2)

(3) (4)

(5) (6)

Date and Place of Incorporation (for Incorporated Company)

---

Registered Office Address

---



---

Business Address in Hong Kong (for registered non-Hong Kong Company)

---

Contact information

Tel: Fax:

Email:

Contact Person and Position

---

Unresolved/ on-going litigation (if any)

Yes       No

If yes, please provide details.

1) The Consultant is currently on the List of Consultants of the Architectural Associated Consultants Selection Board maintained by the Architectural Services Department (Structural Engineering Category - Band 1).

Yes       No

2) The Consultant is under suspension or restriction (including voluntary suspension and/or restriction) from tendering under any relevant list of the Government, Hong Kong Housing Authority and / or Hong Kong Housing Society as at the closing date of the pre-qualification exercise (if any).

Yes       No

If yes, please provide details of suspension / restriction below.

3) Any associated companies of the Consultant (having the meaning given by Section 2(1) of the Companies Ordinance (Cap.622)) currently on the list as mentioned in Item 1) above,

Yes       No

If yes, please provide the name of the associated companies.

---

**Part B. Indication of Interest\***

Please provide the following documents for reference and put a tick in the box if the document is enclosed:

- The Consultant is interested in applying for PQ and submits herewith its details in this PQ form.

**Important Note: The Consultant who has expressed interest in tendering but does not submit a tender upon the Authority's tender invitation will be recorded for future reference of the Authority in formulating lists of tenderers for future tenders.**

---

**Part C. Supporting Documents\***

Please provide the following document for reference and put a tick in the box if the document is enclosed:

- A copy of Business Registration Certificate (for Sole Proprietorship, Partnership and Incorporated Company)
- A copy of certified extract of information on the business register (for Sole Proprietorship and Partnership)
- A copy of Certificate of Incorporation (for Incorporated Company)
- A copy of Certificate of Registration of Non-Hong Kong Company (for registered non- Hong Kong Company)
- A copy of the notification from the Government and/or the relevant bodies stating the reason for suspension
- Duly completed and signed Form of Consultant's Permission to obtain information from the Public Bodies
- A copy of the Occupation Permit under the Buildings Ordinance for the project reference submitted in Part D
- Supporting documents showing the scope of services covering the full provision of MiC designer consultant service but not only being engaged for the submission works to the Buildings Department.
- A proof document for the project reference submitted in Part D (please refer to section 3.6 for detail requirement of proof document)

**\*: Please tick the appropriate box/ boxes above**

**Part D. Job References (please fill in ALL items in the table and use separate sheet for more job references)**

(1) The Consultant shall have a job reference of providing structural, civil, and geotechnical engineering consultancy services for at least one new residential or mixed-use development including a residential component ("Mixed-use Development") with a total gross floor area ("GFA") of not less than 50,000 sq.m. in the private or public sector in Hong Kong currently in progress or completed (i.e. obtained an Occupation Permit under the Buildings Ordinance) within the 10 years preceding the closing date of the pre-qualification exercise;

1	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description	
	Project Location	
	Year and month of Commencement	
	Year and month of Completion	
	Fee for the provision of services (HK\$)	
	Project Value (HK\$)	
	Proof document (please refer to section 3.6 for detail requirement of proof document)	
	Scope of Services provided	
	Total GFA (in sq.m.)	

2	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description	
	Project Location	
	Year and month of Commencement	
	Year and month of Completion	
	Fee for the provision of services (HK\$)	
	Proof document (please refer to section 3.6 for detail requirement of proof document)	
	Project Value (HK\$)	
	Scope of Services provided	
	Total GFA (in sq.m.)	

(2) The Consultant shall provide at least one job reference for adopting Modular Integrated Construction (MiC) in a residential /quarters/ hostel/ dormitory project in Hong Kong, serving as either the Contractor's MiC designer or the Registered Structural Engineer (RSE) of the project, where:.

- (i) The total GFA is not less than 9,000 sq.m.;
- (ii) The MiC portion comprises not less than 17 storeys; and
- (iii) The MiC GFA accounts for at least 60% of the total GFA.

The project shall be currently in progress or completed within the past 10 years before the closing date of the pre-qualification, excluding references from transitional housing and quarantine camp projects. The Consultant shall provide supporting documents showing the scope of services covering the full provision of MiC designer consultancy services but not only being engaged for the submission works to the Buildings Department.

1	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description	
	Project Location	
	Year and month of Commencement	
	Year and month of Completion	
	Fee for the provision of services (HK\$)	
	Project Value (HK\$)	
	Proof document (please refer to section 3.6 for detail requirement of proof document)	
	Total GFA (in sq.m.)	
	Total MiC GFA (in sq.m.)	
	Scope of Services provided	

2	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description	
	Project Location	
	Year and month of Commencement	
	Year and month of Completion	
	Fee for the provision of services (HK\$)	
	Project Value (HK\$)	
	Proof document (please refer to section 3.6 for detail requirement of proof document)	
	Total GFA (in sq.m.)	
	Total MiC GFA (in sq.m.)	
	Scope of Services provided	

Notes 1: The above-mentioned two criteria in (1) and (2) can be fulfilled by job references from one project or different projects.

2: If the Consultant is a limited company and it is a member of a group of companies (having the meaning given by Section 2(1) of the Companies Ordinance (Cap.622)), only one company from this group of companies will be shortlisted. In the event of PQ submissions received from a consultant and other member(s) of this group of companies, the Authority will follow up with them to seek the confirmation of which one of them to apply for prequalification for the above services. If the consultants fail to respond or otherwise, fail to decide which company to be chosen for the application of PQ, the consultant whose company name ranks first in alphabetical order and complies the above-mentioned shortlisting criteria will be shortlisted.

**Declaration:**

The Consultant understands that the Authority is under no obligation to shortlist any Consultant which has applied for the pre-qualification for the Services. The Consultant also acknowledges that the Authority reserves the right to cancel this pre-qualification exercise and/or the tender exercise at any time without prior notification and without giving any reasons at the Authority's absolute discretion. In submitting this reply form, the Consultant acknowledges and agrees with all the terms contained in the invitation.

The Consultant hereby confirms that all the above-mentioned information included in Part A - General Information of the Consultant, Part C - Supporting Documents and Part D - Job References of this reply form and attachments is true, correct and accurate.

Signed for and on behalf of the Consultant

\_\_\_\_\_  
Authorized Signature with Company Chop

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title of Authorized Signatory

Full Name of the Consultant: \_\_\_\_\_

## **Project Brief – Structural, Civil and Geotechnical Engineering Consultancy Services for Tseung Kwan O Area 137 Site PU 1&2 - Phase 1 Development**

### **1. Project Background**

- 1.1 On 6 June 2025, the Government announced that Site No. PU 1&2 in Tseung Kwan O Area 137 (“TKO Site”) would be granted at a nominal premium as additional financial support to the Urban Renewal Authority (“Authority”) in fulfilling its urban renewal efforts. According to the Government, the TKO Site will be ready for handover to the Authority by 2027 after the completion of the site formation works including landfill removal, stream diversion, and temporary haul roads.

### **2. Scope of the Services:**

- 2.1 The scope of the Services generally includes the following:
- (a) Acting as the Registered Structural Engineer (RSE) and Registered Geotechnical Engineer (RGE) under the Buildings Ordinance (BO) for the Project, including overseeing the entire Project in these roles, preparing Site Safety Supervision Plan (SSSP), and handling RSE and RGE streams for all submissions to relevant authorities such as Buildings Department (BD);
  - (b) Providing comprehensive structural, geotechnical and civil engineering consultancy services for the design, procurement of contractors, contract administration, supervision, and construction of the Project, in collaboration with the Project Architect (appointed separately by the Urban Renewal Authority (URA)) and other consultants including but not limited to building services engineers, quantity surveyors, and environmental consultants;
  - (c) The design and supervision shall cover all related temporary and permanent works of the Project, including but not limited to hoarding, foundation, ELS, substructure, superstructure, curtain wall, road drainage, roadworks, slope, retaining structures, and associated civil engineering elements within and in the vicinity of the site;
  - (d) Adopting the Modular Integrated Construction (“MiC”) methodology in the structural design development from conceptual phase through to construction, supervision, and handover, ensuring alignment with project objectives for efficiency, sustainability, and quality; and providing a MiC designer for MiC design, to conduct feasibility studies for alternative schemes involving different types of MiC (including full concrete MiC systems, hybrid steel-concrete MiC systems, and other variants, and provide recommendations on the system in terms of cost and time), and to provide detailed MiC design for construction (including layouts, module demarcations, connection details, wind deflection analyses, designs, drawings, calculations, and comprehensive analyses covering structural, geotechnical, environmental, logistical, and economical aspects);
  - (e) Preparing structural, civil, and geotechnical models in Building Information Modelling (BIM), and coordinating with the Architect, Building Services Engineer, and other consultants through a Common Data Environment. This includes conducting regular design review meetings, clash detection, interference checks, spatial coordination, and model coordination workshops to resolve conflicts related to the project and facilitate the design process. Monitoring and supervising Main Contractor to deliver updated model and information to Digital Twin for the Phase 1 development;
  - (f) Coordinating with relevant government departments (such as Civil Engineering and Development Department (CEDD)), utilities companies, and other consultants for the implementation of works, while providing full support on all site-related matters throughout the project lifecycle, including structural engineering advice during the planning stage for Sites PU1 and PU2;
  - (g) Preparing the sewerage impact assessment, drainage impact assessment, and water supply impact assessment within and in the vicinity of the site, and handling statutory submissions and obtaining statutory approvals for the project;
  - (h) Liaising with utility companies and government departments to establish project requirements for the necessary civil works related to fire services installation, drainage systems, sewage systems, water supply, utility supplies, etc., and to obtain approvals for services connections;
  - (i) Providing engineering advice on all matters relating to the Project, undertaking value engineering, risk assessments, and sustainability evaluations to optimize design and delivery, and ensuring compliance with all relevant codes of practice, standards, and regulations (including those from BD, CEDD, Geotechnical Engineering Office (GEO), and Highways Department);
  - (j) Engaging full-time site staff to monitor and supervise construction works;
  - (k) Providing tender documentation support, including preparation of specifications, bills of quantities (in collaboration with QS), and evaluation of tenders for structural and geotechnical works;
  - (l) The Consultant shall nominate a qualified MiC Designer who has relevant experience in MiC for the project.
  - (m) Preparing and certifying the relevant structural, civil and geotechnical engineering related information for sales brochure, ensuring compliance with the requirements of the Residential Properties (First-hand Sales) Ordinance (Chapter 621) including the first edition of the sales brochure and subsequent versions for examinations, and co-ordinating with other consultants of Project in compiling the sales brochure;

- (n) Providing professional advice and services for sales and marketing.

### **3. Shortlisting Criteria:**

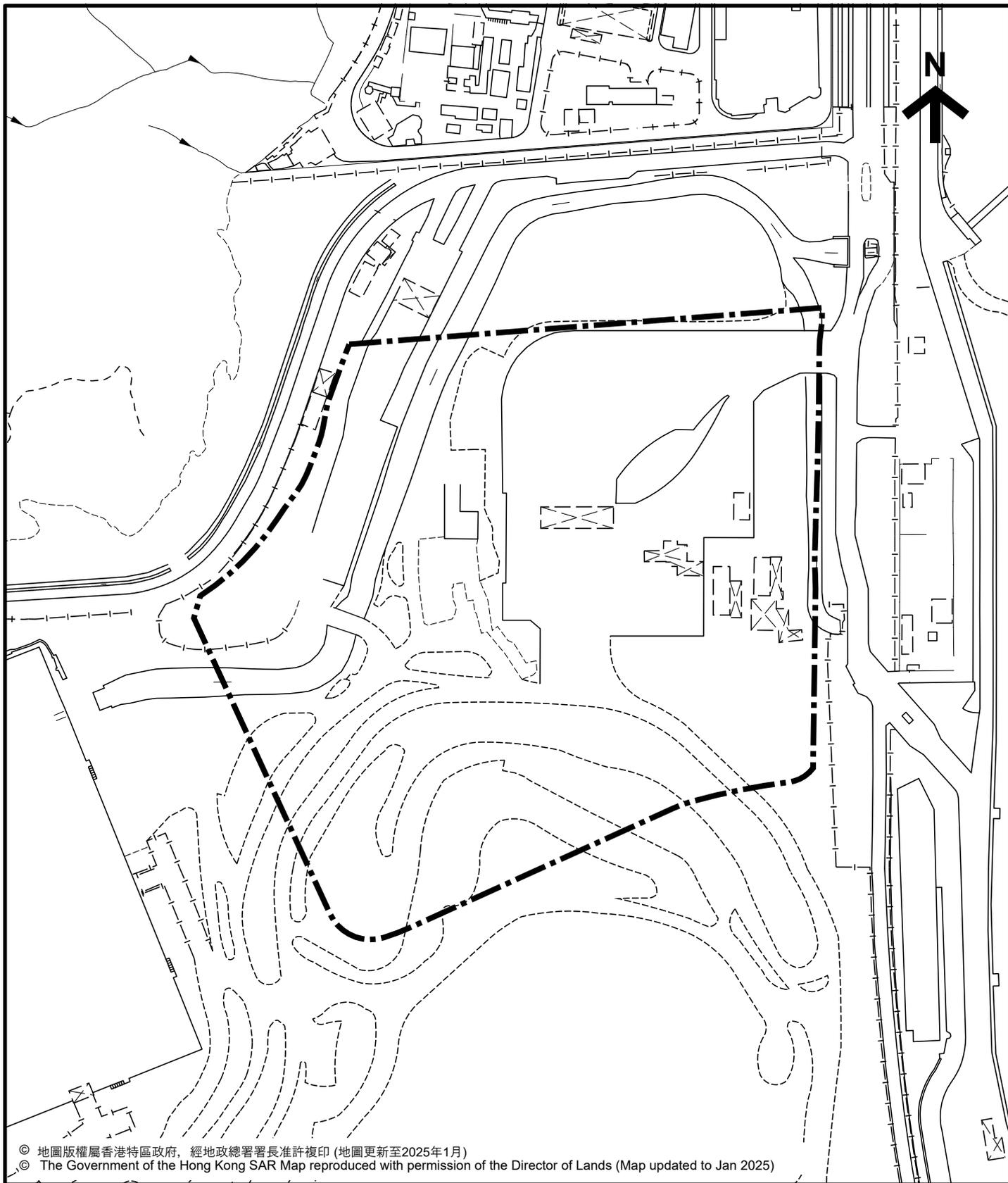
- 3.1 The Consultant shall have a job reference of providing structural, civil, and geotechnical engineering consultancy services for at least one new residential or mixed-use development including a residential component (“Mixed-use Development”) with a total gross floor area (“GFA”) of not less than 50,000 sq.m. in the private or public sector in Hong Kong currently in progress or completed (i.e. obtained an Occupation Permit under the Buildings Ordinance) within the 10 years preceding the closing date of the pre-qualification exercise (see Note 1);
- 3.2 The Consultant shall provide at least one job reference for adopting Modular Integrated Construction (MiC) in a residential /quarters/ hostel/ dormitory project in Hong Kong, serving as either the Contractor’s MiC designer or the Registered Structural Engineer (RSE) of the project, where:
- i. The total GFA is not less than 9,000 sq.m.;
  - ii. The MiC portion comprises not less than 17 storeys; and
  - iii. The MiC GFA accounts for at least 60% of the total GFA.

The project shall be currently in progress or completed within the past 10 years before the closing date of the pre-qualification, excluding references from transitional housing and quarantine camp projects (see Note 1). The Consultant shall provide supporting documents showing the scope of services covering the full provision of MiC designer consultancy services but not only being engaged for the submission works to the Buildings Department during the tendering stage.

- 3.4 The Consultant shall have no current suspension from tendering under the relevant consultant lists of the Government, Hong Kong Housing Authority, and/or Hong Kong Housing Society as at the closing date of the pre-qualification exercise.
- 3.5 The Consultant shall have no unsatisfactory performance in the provision of structural, civil, or geotechnical engineering services for the Authority's projects in the 12 months preceding before the closing date of the pre-qualification exercise.
- 3.6 The Consultant shall submit the following proof document for the job reference provided in Part D:
- i) a copy of relevant appointment letter and/or contract, such as copy of the letter of acceptance and/or memorandum of agreement with the signing pages together with the scopes of services shown;
  - ii) a copy of the Occupation Permit issued by the Building Authority for the submitted job reference; and
  - iii) a copy of the letter submitted by the Authorized Person to the Building Authority for the record plans/ approved general building plans (“GBP”) of the submitted job reference, together with extracted pages of the record plans/ GBP showing the general layout and the provision of the gross floor area.

#### **Notes:**

1. The job references in (3.1) and (3.2) mentioned above can be fulfilled by references from one project or different projects.
2. If the Consultant is a limited company and it is a member of a group of companies (having the meaning given by Section 2(1) of the Companies Ordinance (Cap.622)), only one company from this group of companies will be shortlisted. In the event of PQ submissions received from a consultant and other member(s) of this group of companies, the Authority will follow up with them to seek the confirmation of which one of them to apply for prequalification for the above services. If the consultants fail to respond or otherwise, fail to decide which company to be chosen for the application of PQ, the consultant whose company name ranks first in alphabetical order and complies the above-mentioned shortlisting criteria will be shortlisted.



© 地圖版權屬香港特區政府，經地政總署署長准許複印 (地圖更新至2025年1月)  
© The Government of the Hong Kong SAR Map reproduced with permission of the Director of Lands (Map updated to Jan 2025)

Legend 圖例：

 Project Boundary  
項目界線

**Tseung Kwan O Area 137**  
**Site PU 1&2**  
將軍澳第137區 PU1及2用地



**Location Plan**  
**地盤位置圖**

Scale 1:3,000

Date: 08 August 2025

Application for Pre-qualification

for Structural, Civil and Geotechnical Engineering Consultancy Services for Tseung Kwan O Area 137  
Site PU 1&2

Form of Consultant's Permission to obtain information from the Bodies

To: Urban Renewal Authority

We, \_\_\_\_\_ (Name of Consultant), hereby authorize the Urban Renewal Authority ("Authority") to obtain information from any of the government departments, statutory bodies and public bodies (see Note 1 below), (collectively called "Bodies"), including the MTR Corporation Limited, the Hong Kong Housing Authority, the Hong Kong Housing Society, etc. in respect of the following:

- a) Our listing status in the Bodies;
- b) Our job performance in the contracts with the Bodies;
- c) Records of regulating actions by the Bodies against us, including suspension from tendering, removal from lists, etc.; and
- d) Records of offences committed by us.

Signed for and on behalf of the Consultant:

\_\_\_\_\_  
Director's Signature (with Company Chop)

\_\_\_\_\_  
Date

Full Name of the Director :

Note 1: Public bodies as defined in Section 2(1) of the Prevention of Bribery Ordinance (Cap. 201)