

**Application for Pre-qualification for
Building Services Engineering Consultancy Services for TKO Area 137
Site PU 1&2 – Phase 1 Development**

Reply Form

The Urban Renewal Authority (“Authority”) is currently inviting consultancy firms to apply for the pre-qualification for the Building Services 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. Tsui at 2588 2052.

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 Proprietor (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 (Category: Building Services - 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
- Proof document for the project reference submitted in Part D (please refer to section 3.5 for detail requirements 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 building services 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 ("OP") under the Buildings Ordinance ("BO")) within the past 10 years preceding the closing date of the pre-qualification exercise ;

1	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description (please tick where appropriate:)	
	<input type="checkbox"/> new residential	
	<input type="checkbox"/> new mixed-use development including residential component	
	<input type="checkbox"/> public project in Hong Kong	
	<input type="checkbox"/> private project in Hong Kong	
	Project Location	
	Year and month of Commencement	
	Year and month of Completion (i.e. obtained on OP under the BO)	
	Fee for the provision of services (HK\$)	
	Project Value (HK\$)	
	Proof document (please refer to section 3.5 for detailed requirements of proof documents)	
Scope of services provided		
Total GFA (in sq.m.)	m ²	<input type="checkbox"/> ≥50,000m ²

2	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description (please tick where appropriate:)	
	<input type="checkbox"/> new residential	
	<input type="checkbox"/> new mixed-use development including residential component	
	<input type="checkbox"/> public project in Hong Kong	
	<input type="checkbox"/> private project in Hong Kong	
	Project Location	
	Year and month of Commencement	
	Year and month of Completion (i.e. obtained on OP under the BO)	
	Fee for the provision of services (HK\$)	
	Project Value (HK\$)	
Proof document (please refer to section 3.5 for detailed requirements of proof documents)		
Scope of services provided		
Total GFA (in sq.m.)	m ² <input type="checkbox"/> ≥50,000m ²	

- (2) The Consultant shall have a job reference of providing building services engineering consultancy services with adoption of Modular Integrated Construction (MiC) with total gross floor area ('GFA') of not less than 9,000 sq.m. in residential/ quarters/ hostel/ dormitory and institutional project in Hong Kong but excluding reference from transitional housing and quarantine camp projects currently in progress or completed (i.e. obtained an Occupation Permit under the Buildings Ordinance) within the past 10 years preceding the closing date of the pre-qualification exercise (see note 1);

1	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description (please tick where appropriate:)	
	<input type="checkbox"/> adoption of MiC	
	<input type="checkbox"/> residential/ quarters/ hostel/ dormitory and institutional project in Hong Kong	
	Project Location	
	Year and month of Commencement	
	Year and month of Completion (i.e. obtained on OP under the BO)	
	Fee for the provision of services (HK\$)	
	Project Value (HK\$)	
	Proof document (please refer to section 3.5 for detailed requirements of proof documents)	
	Scope of services provided	
Total GFA (in sq.m.)	m ² <input type="checkbox"/> ≥9,000m ²	

2	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description (please tick where appropriate:) <input type="checkbox"/> adoption of MiC <input type="checkbox"/> residential/ quarters/ hostel/ dormitory and institutional project in Hong Kong	
	Project Location	
	Year and month of Commencement	
	Year and month of Completion (i.e. obtained on OP under the BO)	
	Fee for the provision of services (HK\$)	
	Project Value (HK\$)	
	Proof document (please refer to section 3.5 for detailed requirements of proof documents)	
	Scope of services provided	
	Total GFA (in sq.m.)	m ² <input type="checkbox"/> ≥9,000m ²

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 with 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

Building Services 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) Providing building services engineering services for the design, procurement, contract administration and supervision of the building services works including, but not limited to:
- i) heating, air-conditioning, refrigeration and ventilation systems;
 - ii) electrical services, low voltage and ancillaries services systems;
 - iii) fire services systems;
 - iv) plumbing and drainage systems (including resilience to flooding, landscape irrigation);
 - v) vertical transportation system;
 - vi) car parking system;
 - vii) building management system; and
 - viii) building services works for the smart city items, green technology, aged-friendly, healthcare, inclusive community & etc.
- (b) Providing input and collaborating with other consultants on the design and implementation of drainage/road works, cables/utility installation works, etc. within and in the vicinity of the site;
- (c) Providing comprehensive registered energy assessor consultancy services to comply with the Building Energy Efficiency Ordinance;
- (d) Preparing and obtaining the approval of plumbing and drainage plans from statutory department;
- (e) Engaging full time site staff to monitor and supervise the construction works;
- (f) Collaborating with the Architect and Structural Engineer to integrate building services into elements in Modular Integrated Construction (“MiC”) modules for residential tower(s) and establish comprehensive design drawings, detailed specifications, and fabrication documentation for building services systems. To illustrate the factory pre-installation strategies, precise building services system connection details, assembly sequences and quality control building services element integration with MiC modules;
- (g) Providing building services engineering services for the design and implementation of Multi-trade Integrated Mechanical, Electrical and Plumbing (“MiMEP”) methodology for integration of multi-trade building services components into an assembly of prefabricated module to complete various trades of building services installation;
- (h) Collaborating with other consultants for the items of smart city infrastructure and digital transformation to be implemented in Phase 1 Development. Providing the design and implementation of smart, innovative technology which can enhance the living environmental, building maintenance & management, green building, carbon reduction, mobility and elderly friendly etc.;
- (i) Liaising with utilities companies and government departments to establish project requirements in respect of fire services installation, drainage system, sewage system, water supply, utility supplies etc. and to obtain an approval for services connection;
- (j) Preparing necessary submission, liaise with and obtain approval from all relevant government departments;
- (k) Providing tender document supports, including preparation of specification, bills of quantities (in collaboration with the Quantity Surveying consultant), and evaluation of tenders for the building services works;
- (l) Providing building services design support and coordination with other consultants for the Phase 1 development, and in relation to the comprehensive development incorporating Sites PU1 and PU2. Particular attention shall be given to formulating integrated E&M infrastructure strategies that are consistent with the approved master layout plan, internal and external carriageway alignments, pedestrian circulation systems (internal and external), and all applicable site constraints via Phase 1 development, Sites PU1 & PU2 and adjoining public areas;
- (m) Providing building services design for low-carbon principles into the design and specification of all building services system and material used, developing energy-efficient and low-carbon solutions such as optimised zoning, demand-control, high-efficiency equipment, low-GWP refrigerants, renewable energy readiness (e.g., solar PV integration), smart energy management systems, and passive design measures to minimise operational carbon emissions. The Consultant shall prioritise low-embodied-carbon materials and components in building services specifications (e.g., pipes, ducts, insulation, cables, lighting fixtures, and equipment with verified low-carbon footprints, recycled content, or third-party EPDs), while ensuring compatibility with MiC/MiMEP prefabrication to further reduce site waste and transport emissions;

- (n) Preparing and certifying the relevant building services related information for sales brochures, 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 in compiling the sales brochure;
- (o) 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, Geotechnical Engineering Office (GEO), Civil Engineering and Development Department and Highways Department);
- (p) Providing building services engineering services for the construction of the sales office / show flat(s);
- (q) Providing professional advice and services for sales and marketing;
- (r) Coordinating with the Project Architect to prepare and obtain BEAM Plus (New Buildings) certification with Platinum, Well and WiredScore of the development;
- (s) Preparing building services model in the Building Information Modelling (“BIM”), and coordinating with the Architect, Structural Engineer, and other consultants through a Common Data Environment. This includes conducting regular design review, clash detection, interference checks, spatial coordination, and model coordination workshops to resolve conflicts related to the project and facilitate the design process; and
- (t) Preparing the tender documentation and technical requirements to enable the Main Contractor to deliver and implement a Digital Twin for the Phase 1 Development during the construction stage for site coordination, site safety management and construction simulation.

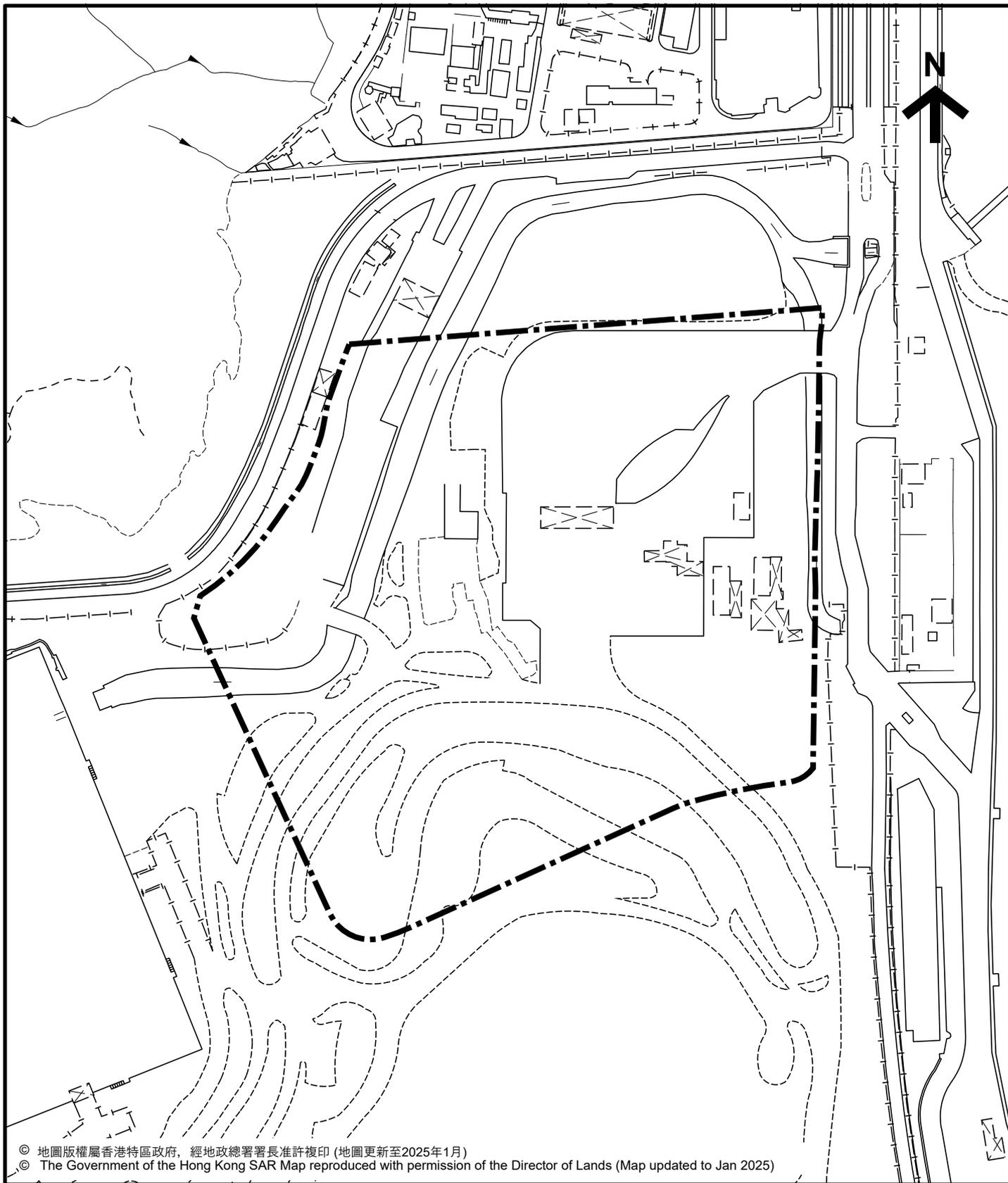
3. Shortlisting Criteria:

- 3.1 The Consultant shall have a job reference of providing building services 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 past 10 years preceding the closing date of the pre-qualification exercise ;
- 3.2 The Consultant shall have a job reference of providing building services engineering consultancy services with adoption of Modular Integrated Construction (MiC) with total gross floor area (“GFA”) of not less than 9,000 sq.m. in residential/ quarters/ hostel/ dormitory and institutional project in Hong Kong but excluding reference from transitional housing and quarantine camp projects currently in progress or completed (i.e. obtained an Occupation Permit under the Buildings Ordinance) within the past 10 years preceding the closing date of the pre-qualification exercise ;
- 3.3 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; and
- 3.4 The Consultant shall have no unsatisfactory performance in the provision of building services engineering services for the Authority's projects in the past 12 months preceding the closing date of the pre-qualification.
- 3.5 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:

The above-mentioned four criteria in 3.1 to 3.2 can be fulfilled by job references from one project or different projects.

Appendix A - Location Plan for TKO Area 137 Site PU 1&2



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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 Building Services Engineering Consultancy Services of Tseung Kwan O Area 137 Site PU 1&2 - Phase 1 Development

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 & Title of Director :

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