

**Application for Pre-qualification for
Quantity Surveying Consultancy Services for
Tseung Kwan O Area 137 Site PU 1&2 – Phase 1 Development**

Reply Form

The Urban Renewal Authority (“Authority”) is currently inviting consultants to apply for the pre-qualification for the Quantity Surveying Consultancy Services for Tseung Kwan O 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 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. Lau at 2588 8956.

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: Quantity Surveying - Band 1)

- Yes No

2) The Consultant is under suspension or restriction from tendering (including voluntary suspension and/or restriction) 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*

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

Important Note: The Consultant which 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 the Consultant's valid 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
- Supporting documents for your proposed job references in compliance with the shortlisting criteria

*: 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 quantity surveying consultancy services for at least one new residential development or mixed-use development with the residential portion with the 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")) in the past five years immediately before 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"/> new residential development	
	<input type="checkbox"/> new mixed-use development with residential portion	
	<input type="checkbox"/> private sector in Hong Kong	
	<input type="checkbox"/> public sector in Hong Kong	
	Project Location and Address	
	Year and Month of Commencement	
	Year and Month of Completion (i.e. obtained an OP under the BO)	
Fee for the Provision of Services (HK\$)		
Project Value (HK\$)		
Scope of Services provided		
Total GFA (in sq.m.)	m ² <input type="checkbox"/> not less than 50,000m ²	
Please provide supporting documents for your proposed job reference for fulfilment of the shortlisting criteria. Below are the examples:-		
a) Letter of Award/Letter of Acceptance;		
b) Joint Venture agreement of the job reference is under a joint venture;		
c) Completion certificates (if any); and		
d) Any other documents which can substantiate your fulfilment		

2	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description (please tick where appropriate:)	
	<input type="checkbox"/> new residential development	
	<input type="checkbox"/> new mixed-use development with residential portion	
	<input type="checkbox"/> private sector in Hong Kong	
	<input type="checkbox"/> public sector in Hong Kong	
	Project Location and Address	
	Year and Month of Commencement	
	Year and Month of Completion (i.e. obtained an OP under the BO)	
	Fee for the Provision of Services (HK\$)	
Project Value (HK\$)		
Scope of Services provided		
Total GFA (in sq.m.)	m ² <input type="checkbox"/> not less than 50,000m ²	
Please provide supporting documents for your proposed job reference for fulfilment of the shortlisting criteria. Below are the examples:-		
a) Letter of Award/Letter of Acceptance;		
b) Joint Venture agreement of the job reference is under a joint venture;		
c) Completion certificates (if any); and		
d) Any other documents which can substantiate your fulfilment		

- (2) The Consultant shall have a job reference of providing quantity surveying consultancy services including the tendering procedure, procurement strategy, tender documentation, tender analysis, contractual arrangement, contractual matters and cost estimation for the adoption of Modular Integrated Construction (“MiC”) with the total gross floor area (“GFA”) of not less than 9,000 sq.m. in residential/ commercial/ office/ staff quarter/ hostel/ institutional building but excluding transitional housing and quarantine camp in Hong Kong currently in progress or completed (i.e. obtained an Occupation Permit under the Buildings Ordinance) in the past five years immediately before 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/ commercial/ office/ staff quarter/ hostel/ institutional building in Hong Kong	
	Project Location and Address	
	Year and Month of Commencement	
	Year and Month of Completion (i.e. obtained an OP under the BO)	
	Fee for the Provision of Services (HK\$)	
	Project Value (HK\$)	
	Scope of Services provided	
Total GFA (in sq.m.)	m ² <input type="checkbox"/> not less than 9,000m ²	

Please provide supporting documents for your proposed job reference for fulfilment of the shortlisting criteria. Below are the examples:-

- a) Letter of Award/Letter of Acceptance;
- b) Joint Venture agreement of the job reference is under a joint venture;
- c) Completion certificates (if any); and
- d) Any other documents which can substantiate your fulfilment

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/ commercial/ office/ staff quarter/ hostel/ institutional building in Hong Kong	
	Project Location and Address	
	Year and Month of Commencement	
	Year and Month of Completion (i.e. obtained an OP under the BO)	
	Fee for the Provision of Services (HK\$)	
	Project Value (HK\$)	
Scope of Services provided		
Total GFA (in sq.m.)	m ²	<input type="checkbox"/> not less than 9,000m ²

Please provide supporting documents for your proposed job reference for fulfilment of the shortlisting criteria. Below are the examples:-

- a) Letter of Award/Letter of Acceptance;
- b) Joint Venture agreement of the job reference is under a joint venture;
- c) Completion certificates (if any); and
- d) Any other documents which can substantiate your fulfilment

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, only the consultant or any one of its associated companies (as defined in Section 2(1) of the Companies Ordinance (Cap.622)) will be shortlisted. In the event of PQ submissions received from a consultant and any of its associated companies, RD will follow up with them to seek the confirmation of which one of them applies for pre-qualification for the above services.

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

Full Name and Title of Authorized Signatory

Full Name of the Consultant: _____

Project Brief

Quantity Surveying 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) Preparing preliminary budget estimates, detailed cost plan, cashflow analysis for the Project throughout the design development process;
 - (b) Providing cost estimation and cost-saving analysis for the Tseung Kwan O Area 137 Site PU 1&2 - Phase 1 Development (“Project”) based on current market prices for the following construction works:
 - i) Substructure works including ELS, site formation, foundation, pile caps and tie beams;
 - ii) Superstructure works, inclusive of all architectural, structural, and E&M works;
 - iii) External works, inclusive of all hard and soft landscaping works; and
 - iv) Miscellaneous works including off-site mock-up and etc.;
 - (c) Providing feedback on the cost plan, including cost comparisons from comparable projects to ensure the accuracy of the cost items ;
 - (d) Providing pre-contract quantity surveying services including advice on pre-qualification assessment for tenders, tendering procedure, procurement strategy, tender analysis, form of contract, contractual arrangement and other contractual matters for all works contracts including E&M installation works;
 - (e) Preparing tender and contract documentation for all works contracts including E&M installation works ;
 - (f) Providing post-contract quantity surveying services including valuation of payments, providing financial statements, assessment of variations and contractual claims, preparation and settlement of final accounts, etc. for all works contracts including E&M installation works;
 - (g) Providing quantity surveying services in relation to the construction of the sales office/ show flat(s);
 - (h) Checking and verifying development cost (excluding professional fees of the project consultant) on the certificate issued by the Authorized Person for the Project;
 - (i) Checking and verifying professional fees of the project consultants on the certificate issued by the Authorized Person for the Project; and
 - (j) Engaging full time resident assistant clerical officer (Labour Relations) to act as an one-point contact for the site workers on site on any queries in relation to employment matters.

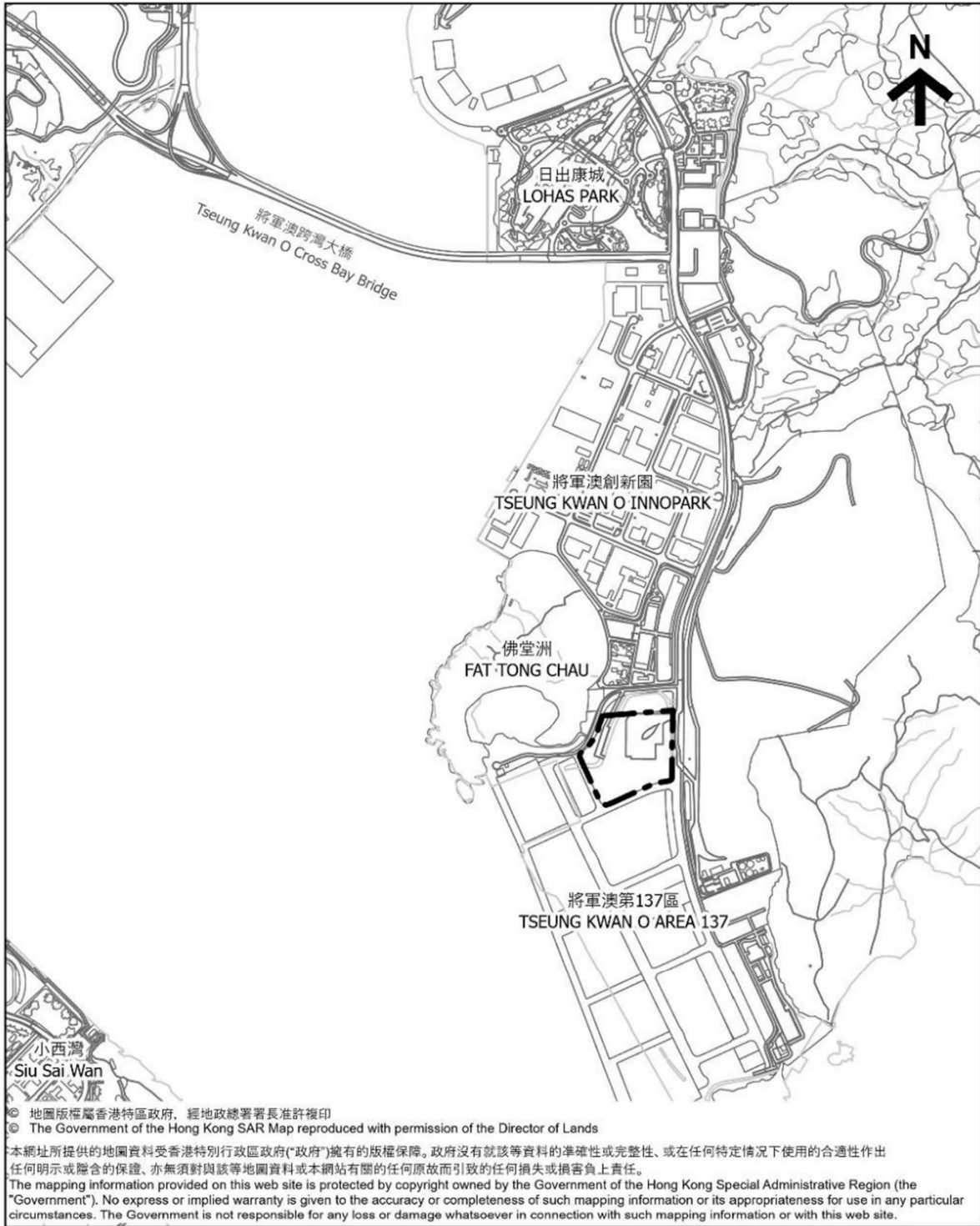
3. Shortlisting Criteria:

- 3.1 The Consultant shall have a job reference of providing quantity surveying consultancy services for at least one new residential development or mixed-use development with the residential portion with the 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) in the past five years immediately before the closing date of the pre-qualification exercise;
- 3.2 The Consultant shall have a job reference of providing quantity surveying consultancy services including the tendering procedure, procurement strategy, tender documentation, tender analysis, contractual arrangement, contractual matters and cost estimation for the adoption of Modular Integrated Construction (MiC) with the total gross floor area (“GFA”) of not less than 9,000 sq.m. in residential/ commercial/ office/ staff quarter/ hostel/ institutional building but excluding those project references of transitional housing and quarantine camp in Hong Kong currently in progress or completed in the past five years immediately before the closing date of the pre-qualification exercise;
- 3.3 The Consultant shall not be under suspension or restriction from tendering (including voluntary suspension and / or restriction) under any relevant list of the Government, the Hong Kong Housing Authority and / or the Hong Kong Housing Society as at the closing date of the pre-qualification exercise; and
- 3.4 The Consultant’s performance on the Authority’s self-developed projects (if any) during the specified period shall not be unsatisfactory as evaluated by the Authority. This specified period means the six months preceding the closing date of the pre-qualification exercise.

Notes:

The above-mentioned two criteria in paragraphs 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



 <p>Project Boundary 項目界線</p> <p>EXTRACT PLAN PREPARED ON 4/12/25 BASED ON SURVEY SHEETS NO. 11-SE, 12-SW AND 12-NW</p>	<p>Tseung Kwan O Area 137 Site PU 1&2 將軍澳第137區 PU1及2用地</p> <p>Scale 1 : 20,000</p>	 <p>市區重建局 URBAN RENEWAL AUTHORITY</p> <p>Location Plan 地盤位置圖</p>
--	---	---