Application for Pre-qualification
for Independent Structural Audit Consultancy Services for Project KC-015 and Project THS

Reply Form

The Urban Renewal Authority ("Authority") is currently inviting consultancy companies to apply for the pre-qualification for the Independent Structural Audit Consultancy Services for Project KC-015 at Kai Tak Road / Sa Po Road, Kowloon City and for Project THS Site 2 Tai Hang Sai Estate, Shek Kip Mei, Kowloon ("Services").

For interested companies, please duly complete and submit the pre-qualification ("PQ") form (including Part A, Part B, Part C and Part D 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 pages 6 and 7 of this PQ Form for your reference. Should you have any queries, please contact our Ms. Kelly Hon on 2588 8952 or Ms. Joyce Mok on 2588 2782.

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 and Associated Consultants Selection Board ("AACSB") 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 (having the meaning given by Section 2(1) of the Companies Ordinance (Cap.622)) of the company is currently on the list as mentioned in Item 1) above.	☐ Yes	☐ No
	If yes, please provide the name of the associated companies.	

4) The Consultant (including its directors and management staff) **has not been** convicted by the final judgement in respect of one or more serious offences under the Prevention of Bribery Ordinance (Cap. 201) including conviction of offences involving bribery and/ or corruption handed down at any time during the specific period. Note: This specified period means the 10 years preceding the closing date of the pre-qualification exercise.	☐Yes	☐No
5) The Consultant (including its directors and management staff) **has not been** convicted of one or more offences under the Competition Ordinance (Cap. 619) or which a penalty was imposed during the specified period. Note: This specified period means the 10 years preceding the closing date of the pre-qualification exercise.	☐Yes	☐No

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 (i.e. extract of LOA and/or consultancy agreement including scope of works, submission of MiC Structural plans to BD and fabrication drawings) in this PQ form.

Important Note: The Consultant who has submitted a pre-qualification application 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

***: Please take 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 **at least one (1)** job reference of providing MiC designer consultancy services or acting as Registered Structural Engineer ("RSE") for new building development of **not less than 16-storey of concrete MiC floors** (with BD's or other government departments'/ authorities' approval of superstructure MiC submission obtained) in Hong Kong **currently in progress or completed** (i.e. obtained an Occupation Permit under the Buildings Ordinance) in the past five (5) years immediately before the closing date of the pre-qualification exercise.

1	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description	
	Year and month of Commencement of Service	
	Project Location	
	Project Status	☐ Project currently in progress • Date of approval of superstructure MiC plans: _____ • Date of consent granted for superstructure (MiC installation), if any: _____ ☐ Project completed • Year and month of Completion *(i.e. Issuance of Occupation Permit):* _____
	Scope of Services provided	
	Total GFA (sq.m.)	
	No. of storey for podium	
	No. of storey for MiC floors	
	MiC System	☐ Concrete
2	Name of Client	
	Contact Person / Telephone No.	
	Project Name and Detailed Description	
	Project Location	
	Year and month of Commencement of Service	
	Project Status	☐ Project currently in progress • Date of approval of superstructure MiC plans: _____ • Date of consent granted for superstructure (MiC installation), if any: _____ ☐ Project completed • Year and month of Completion *(i.e. Issuance of Occupation Permit):* _____
	Scope of Services provided	
	Total GFA (sq.m.)	
	No. of storey for podium	
	No. of storey for MiC floors	
	MiC System	☐ Concrete

Notes :

1. The consultant shall provide supporting documents, including consultancy agreement showing the scope of services covering the full provision of MiC designer consultancy services, or acting as Project Registered Structural Engineer ("RSE" but not only being engaged for the works relating to the submission to Buildings Department or other government authorities during the tendering stage.

2. If the Consultant is a 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. ln 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 PQ application, 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

_____ _____

Signature with Signature Stamp / Company Chop Date

_____

Full Name and Title of Authorized Signatory

Full Name of the Consultant:_____

Project Brief
Independent Structural Audit Consultancy Services
for Project KC-015 at Kai Tak Road/ Sa Po Road, Kowloon City ("Project KC-015") and Project Site 2 Tai Hang Sai Estate, Shek Kip Mei, Kowloon ("Project THS")

1. Project Background

1.1 The Independent Structural Audit ("ISA") consultancy services shall commence in January 2027 tentatively.

KC-015 – Kai Tak Road / Sa Po Road ("Project KC-015")

1.2 Project KC-015 is located in Kowloon City. The site covers an area of about 5,307m², bounded by Kai Tak Road, Prince Edward Road East, Sa Po Road and Carpenter Road (see the location plan attached in Appendix A). The maximum permissible total Gross Floor Area (GFA) for the Project KC-015 is about 47,763 m², approximately 1,000 small to medium sized residential units with the adoption of MiC method. The development also includes a podium for non-domestic uses.

Site 2 of the Tai Hang Sai Estate Redevelopment at Shek Kip Mei, Kowloon ("Project THS")

1.3 Project THS is located in Shek Kip Mei. The site covers a total land area of about 20,910.6 m², bounded by Tai Hang Sai Street, Tai Hang Tung Road, Woh Chai Street and Wai Chi Street (see the location plan attached in Appendix B). Site 2 will be self-developed by the Authority to provide approximately 2,900 Starter Homes residential units with the adoption of MiC method. The development also includes a podium for non-domestic uses.

2. Scope of the Services

The brief scope of the Services for the Project generally includes the following, for reference: -

2.1 Desktop review & verification of design criteria

The ISA shall independently review, interrogate, and verify all structural design principles, criteria, and design parameters adopted by project structural engineers to ensure structural safety, statutory compliance prior to detailed design development by: -

(i) reviewing the design assumptions, structural scheme selection, material strength specifications (e.g., concrete grades, rebar types, structural steel grades), and design service life considerations;
(ii) verifying all loading assumptions, including dead loads, super-imposed dead loads, live load, wind tunnel testing parameters/wind load calculations in accordance with the Code of Practice on Wind Effects in Hong Kong, and thermal/shrinkage effects; and
(iii) verifying full compliance with relevant statutory requirements, including the Buildings Ordinance (Cap. 123), Codes of Practice for Structural Use of Concrete, Steel, Foundations, Wind Effects, and relevant Practice Notes for Authorized Persons (PNAPs) / Registered Structural Engineers (PNSEs).

2.2 Independent structural analysis & computer modelling

The ISA shall execute standalone, independent computer analysis and modeling to verify the structural mechanics, stability, and efficiency of the proposed structural schemes, incorporating the design for MiC by using the accepted structural computer program under the lists of currently accepted structural computer programs by Buildings Department, and by: -

(i) building independent 3D finite element models (FEM) for each tower using pre-accepted structural analysis software (e.g., ETABS, SAP2000, SAFE) to perform independent cross-checks against the designs prepared and submitted by project structural engineers; and
(ii) accessing global building stability, lateral drift (p-delta effects), torsional irregularities, overturning moment resistance, dynamic response, and wind vibration comfort criteria, including deflection.

2.3 Structural drawings & detailing audit

The ISA shall perform a comprehensive audit of all structural tender and submission drawings to ensure constructability, buildability, economy, and robustness by: -

(i) reviewing structural layouts, beam-column grid alignments, shear wall arrangements, structural member size, including slab thickness distributions;
(ii) auditing rebar curtailment, rebar congestions, lap/anchor lengths, beam-column joint details, link spacing, shear reinforcement, and mechanical coupler deployments to ensure practical site placing and compaction without compromising shear or moment capacities;
(iii) auditing structural steel connection details (welded/bolted joints), composite column, beam-slab details, and corrosion protection specifications;
(iv) reviewing crack width control calculations, deflection limits, concrete cover specifications, and water-tightness detailing for water-retaining elements; and

(v) ensuring structural details avoid unnecessary construction complexity, excessive temporary works dependency, or restrictive pour sequences, facilitating modular construction methods (e.g., MiC / DfMA) where applicable.

2.4 Statutory approval, certification and reporting

The ISA shall provide formal documentation, technical reporting, and calculations to support and facilitate project structural engineers to obtain statutory approvals by Buildings Department, by: -

(i) preparing comprehensive technical audit reports summarizing the verification of design criteria, independent analysis results, comparison matrices with the PSE's design, identified over-design areas, and recommended cost-saving optimizations; and

(ii) attending technical review meetings, and workshops with the Authority, Project Team, Project PSE, and statutory authorities (e.g., BD, GEO) to assist in resolving technical queries, comment responses, or structural clarifications, and any value-added exercise.

3. Shortlisting Criteria

3.1 The consultant is on List of Consultants of the Architectural and Associated Consultants Selection Board ("AACSB") maintained by the Architectural Services Department (Structural Engineering Category – Band 1);

3.2 The consultant shall have at least one (1) job reference of providing MiC designer consultancy services or acting as Registered Structural Engineer ("RSE") for new building development of not less than 16-storey of concrete MiC floors (with BD's or other government departments'/ authorities' approval of superstructure MiC submission obtained) in Hong Kong currently in progress or completed (i.e. obtained an Occupation Permit under the Buildings Ordinance) in the past five (5) years immediately before the closing date of the pre-qualification exercise;

3.3 The consultant's performance in the Authority's self-developed projects in the past 12 months immediately before the closing date of the pre-qualification exercise shall not be unsatisfactory as evaluated by the Authority;

3.4 The consultant shall not be under suspension or restriction from tendering (including voluntary suspension and / or restriction) under any relevant list of the Government as at the closing date of the pre-qualification exercise; and

3.5 The consultant (including its directors and management staff) has not been:

(i) convicted by the final judgement in respect of one or more serious offences under the Prevention of Bribery Ordinance (Cap. 201) including conviction of offences involving bribery and/ or corruption handed down at any time during the specific period; and/or
(ii) convicted of one or more offences under the Competition Ordinance (Cap. 619) or which a penalty was imposed during the specified period.

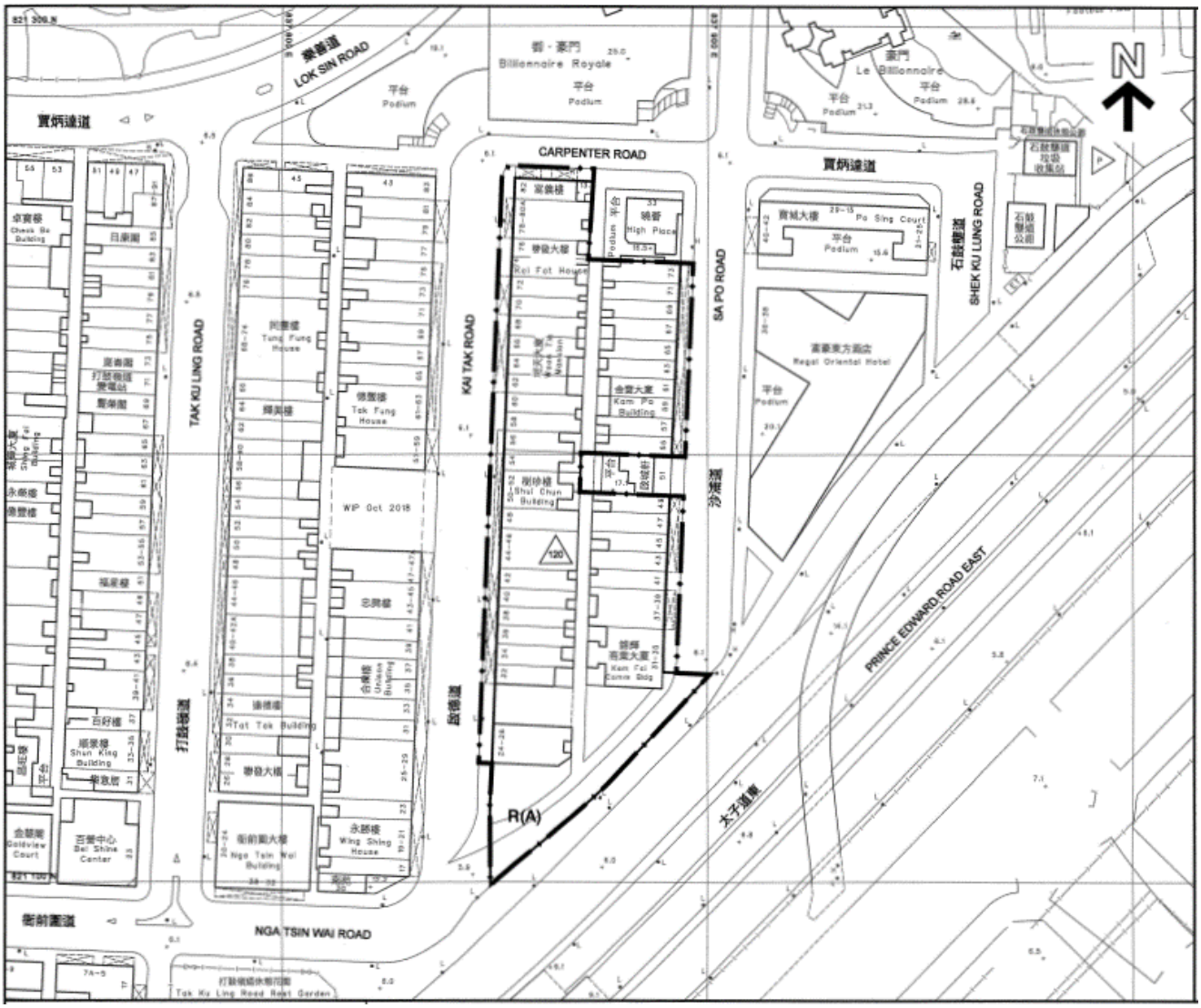
This specified period means the 10 years preceding the closing date of the pre-qualification exercise.

Notes:

The consultant shall provide supporting documents (i.e. extract of LOA and/or consultancy agreement including scope of works, submission of MiC Structural plans to BD and fabrication drawings) showing the scope of services covering the full provision of MiC designer consultancy services, or acting as Registered Structural Engineers but not only being engaged for the work relating to the submission to the government authorities during the tendering stage.

Location Plan for
Appendix A

Project KC-015 at Kai Tak Road/ Sa Po Road, Kowloon City



For reference only

Location Plan for
Appendix B

Project THS Site 2 Tai Hang Sai Estate, Shek Kip Mei, Kowloon



For reference only

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 ("the Authority") to obtain information from any of the government departments, statutory bodies and public bodies (see Note 1 below), (collectively called "the 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

_____ _____
Signature with Signature Stamp / Company Chop Date

_____
Full Name and Title of Authorized Signatory

Full Name of the Consultant:_____