

Final Account

FINAL ACCOUNT STATEMENT

FINAL ACCOUNT

for

REDEVELOPMENT OF UN CHAU STREET ESTATE PHASE 1

at

SHAM SHUI PO, KOWLOON

for the

HONG KONG HOUSING AUTHORITY

CONTRACT NO. 107 OF 1995

SEPTEMBER 2004

DEPARTMENT AND CONSTRUCTION BRANCH
Housing Department

LEVETT AND BAILEY QUANTITY SURVEYORS LIMITED
Quantity Surveyor

HING LEE CONSTRUCTION CO., LTD.
Contractor

STATEMENT OF FINAL ACCOUNT

for

REDEVELOPMENT OF UN CHAU STREET ESTATE PHASE 1

at

SHAM SHUI PO, KOWLOON

for

HONG KONG HOUSING AUTHORITY

Contract No. : 107 of 1995

Contractor : Hing Lee Construction Co., Ltd.

	<u>Omissions</u> \$	<u>Additions</u> \$
Original Contract Sum (with the Contractor in Liquidation)	-	107,800,000.00
<u>Deduct</u> Provisional Sum for Contingencies	5,000,000.00	-
<u>Deduct</u> Provisional Sum for Fluctuations	6,540,000.00	-
Adjustment of Provisional Sums from Schedule A (Priced at original Contract prices)	3,096,000.00	1,744,602.05
Adjustment of P.C. Sums for Nominated Sub-contractors from Schedule B (Ditto)	16,681,000.00	19,672,438.10
Adjustment of Main Contractor's Profit and Attendance on Nominated Sub- contractors from Schedule C (Ditto)	153,932.27	153,932.27
Remeasurement of Provisional Bills and Provisional Sections from Schedule D (Ditto)	12,212,323.54	14,305,831.70
Remeasurement of Sundry Provisional Quantities from Schedule E (Ditto)	839,267.21	687,233.96

C/F

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	Omissions \$	Additions \$
		B/F
Measurement of Variation Works from Schedule F (Priced at original Contract prices)	27,143,768.92	30,364,937.16
Fluctuation	-	6,974,790.02
Total Omission/Addition	71,666,291.94	181,703,765.26
<u>Deduct</u> Total Omission		(71,666,291.94)

TOTAL OF NOTIONAL FINAL ACCOUNT

(i.e. the total amount that would have
been payable on due completion in accordance
with the re-entered Contract)

110,037,473.32

DEDUCT

1. MONIES ALREADY PAID

1.1 Monies paid to the Contractor (in Liquidation) before the Date of Determination (Monies paid by the Employer to Hing Lee Construction Co., Ltd. in Surveyor's Certificate Nos. 1 to 24)	68,199,000.00	-
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2. EXPENSE PROPERLY INCURRED BY THE EMPLOYER

**2.1 Monies paid between Date of
Determination and Commencement of
Contract for Completion**

(a) Shui On Building Contractors Ltd. (Taking care of permanent and temporary works by Phase 3 Contractor-A.I. No. A-118 of signed final account for Phase 3 Contract No. 98 of 1996 refers)	497,975.00	-
(b) Hong Kong Guards Ltd. (Watching and guarding site -HD's memo ref. HD(AR)101/713/1 dated 4/6/98 & HD's letter ref. HD/(H)S 10/35/1/21 dated 19/3/98 refer)	120,797.60	-
(c) Park & Co. (Insurance paid by the Employer -HD's facsimile transmission ref. HD(AR)25/713/1 dated 2/2/99 refers)	23,505.50	-

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Omissions \$	Additions \$
	B/F

*Electricity
Telephone*
(d) China Light & Power Co., Ltd.
and Hongkong Telecom
(Utility Charges ~ HA's facsimile
transmissions ref. HD(AR)11/713/R1
dated 19/5/98 and HD(AR)25/713/1
dated 2/2/99 refer)

33,922.00

*Legal
Consultant
fee*
(e) CMS Cameron McKenna
(Legal fee paid by the Employer-
HD's facsimile transmission
ref. HD(AR)25/173/1 dated 2/2/99
refers)

52,272.82

*Completion
Contract*
2.2 Monies paid to Completion Contractor
(Completion Contract Final Contract
Sum)

68,349,757.17

3. DAMAGES

CAD

3.1 Liquidated Damages (refer to
item 5 of attachment to
statement of final account)

12,812,990.00

**4. DIRECT LOSS AND/OR DAMAGE CAUSED TO
THE EMPLOYER**

General Items

4.1 Hire of Accommodation	-	-
4.2 Compensation claims and fees	-	-
4.3 Additional overhead costs	-	-
4.4 Net resultant loss of income	-	-
4.5 Salary and expenses of Clerk of Works/Resident Engineer (and other Employer's site staff) for the period of delay beyond the extended dates of completion)	-	-

Net extra cost of fees and expenses

4.6 Architect	-	-
4.7 Quantity Surveyor (Fee for Completion Contract subject to agreement)	1,269,000.00	-
4.8 Engineers/Consultants	-	-
4.9 Solicitors (HD's facsimile transmission ref. HD(AR)25/173/1 dated 6/11/99 refers)	13,911.00	-

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	<u>Omissions</u>	<u>Additions</u>
	\$	\$
ADD		
5. SET-OFF FROM MONIES HELD BY THE EMPLOYER In accordance with Clause 83		
5.1 Retention Money	-	1,462,000.00
Total Omission/Addition	151,373,131.09	111,499,473.32
Less Total Addition	111,499,473.32	
Debt, payable by the Contractor (in Liquidation) to the Employer	39,873,657.77	

CERTIFICATIONS

We hereby certify that the above Statement of Final Account is in accordance with the terms of the Contract.

Project Quantity Surveyor	Project Architect
Date	Date
	Chief Architect/3 Housing Department
	Date

ATTACHMENT TO STATEMENT OF FINAL ACCOUNT

CONTRACT INFORMATION

1. Original Contract Sum	:	\$107,800,000.00
2. Notional Final Contract Sum	:	\$110,037,473.32
Deduct: Expenses, loss and damage incurred by or caused to the Employer due to re-entry	:	(-)\$151,373,131.09
Add: Set off from Retention Money held by the Employer	:	\$1,462,000.00
Debt, payable by the Contractor (in Liquidation) to the Employer	:	\$39,873,657.77

3. Extent of Contract :

The Works in this Contract consist of :

- (i) Section 1 - Lorry Park Block excluding Section 5
- (ii) Section 2 - USD Playground
- (iii) Section 3 - HSC Block
- (iv) Section 4 - Elevated Covered Walkway and remaining external works
- (v) Section 5 - Shoppers carpark to Lorry Park Block including vehicle access ramp, escape staircases and the associated storage spaces

Completion of each Section shall be deemed to include completion of all associated services, drainage, external works and the like necessary for the proper functioning, occupation and use of each Section and in full compliance with the requirements of the relevant Government Departments and utility undertakings.

4. Contract Periods	Section 1	Section 2	Section 3	Section 4	Section 5
(a) Contract Date for Commencement :	23/2/96	23/2/96	23/2/96	23/2/96	23/2/96
(b) Contract Date for Completion :	22/3/97	22/3/97	22/3/97	22/3/97	22/3/97
(c) Extension of Time Granted (days) :	62	46	79	62	46
(d) Extended Date for Completion :	23/5/97	7/5/97	9/6/97	23/5/97	7/5/97
(e) Date of Re-entry :	1/4/98	1/4/98	1/4/98	1/4/98	1/4/98
Delay (days) (in respect of the period between (d) and (e) above)	313	329	296	313	329