

**BUILDING (NEW WORKS) CONTRACTS
NOTICE OF PRE-QUALIFICATION OF TENDERERS**

1. It is hereby notified that the following Housing Authority (HA) Building (New Works) contracts are scheduled to be tendered-out from December 2022 to March 2023 through pre-qualified tendering –

Contract No.	Contract Title	Brief Description of Work (Nature and Quantity)	No. of Flats	Tentative Tender Out Date (mm/yyyy)	HA Contact Point
20220344	Construction of Public Housing Developments at Tung Chung Area 103	<p><u>Domestic Block</u> Four blocks with 14 to 38 domestic storeys (atop a 1-storey podium comprising podium garden with welfare facilities at 1/F and domestic entrance lobby and shops etc. at G/F) and a semi-sunken on-grade carport with lightweight cover</p> <p><u>Non-domestic Facilities:</u> Street shops, Estate Management Office (EMO), Property Management Agent's Office (PMA), Office for Cleansing Contractor, Owners' Corporation Office, Workshop for Artisans, Refuse Collection Point (RCP), Kindergarten, Welfare facilities [Neighbourhood Elderly Centre (NEC) & Home Care Services (HCS) for Frail Elderly Persons]</p> <p>Building Environmental Assessment Method (BEAM Plus) and Building Information Modelling (BIM) are to be adopted for the project.</p> <p>E-tender booklet is to be adopted.</p>	2 018	12/2022	CA/2

Contract No.	Contract Title	Brief Description of Work (Nature and Quantity)	No. of Flats	Tentative Tender Out Date (mm/yyyy)	HA Contact Point
20220317	Construction of Public Housing Development at Wah King Street, Pok Fu Lam South	<p><u>Domestic Block</u></p> <ul style="list-style-type: none"> ● Block 1: 34 domestic storeys ● Block 2: 35 domestic storeys ● Blocks 1 & 2 atop a 3-storey non-domestic podium <p><u>Non-domestic Facilities:</u> Retail facilities, Estate Management Office (EMO), Property Management Agent's Office (PMA), Mutual Aid Committee Rooms (MAC), Office for Cleansing Contractor, Maintenance Service/Store Room, Reserve Room for Estate Use, Neighbourhood Police Office, Refuse Collection Point (RCP)</p> <p>Building Environmental Assessment Method (BEAM Plus) and Building Information Modelling (BIM) are to be adopted for the project.</p> <p>E-tender booklet is to be adopted.</p>	1 242	03/2023	CA/6

2. Contractors are invited to express their interest in being pre-qualified to tender for the above HA contracts. Contractors who are interested in applying for pre-qualification for tendering are required to submit an application letter marked "Pre-qualification of Tenderers for Building New Works Contracts (December 2022 to March 2023)" and addressed to Senior Manager/ Procurement 1 (SM/P1) of the Housing Department in writing in English. The application letter shall reach the following address on or before **noon 5 August 2022. Late submission will not be considered** –

Procurement and Technical Secretary Section,
Housing Authority Headquarters,
12/F Block 3,
80 Fat Kwong Street,
Homantin,
Kowloon,
Hong Kong.

(Tel. No. : 2129 3509 Fax No. : 2624 7676)

3. Companies who have shown their interest will be considered for invitation to submit the required information and supporting documents for pre-qualification for tendering in due course. The eligibility of contractors to tender for the above contracts shall be assessed based on the pre-qualification requirements, and their proven capability and performance as detailed in paragraph 4 and 5 below.
4. A two-staged process in pre-qualification will be adopted. Only those contractors who have expressed interest in being pre-qualified to tender and have satisfied the following initial screening criteria will be further considered in the Stage 2 selection of tenderers -

- (a) being a contractor on Building Department's Register of General Building Contractor;
 - (b) not being imposed any regulatory action (including regulatory action to the company and any key persons which may have involvement in the company) by the HA preceding the date of tender invitation;
 - (c) possess valid ISO 9001 and ISO 45001 Certificates covering the scope of construction of new building works;
 - (d) having at least one non-HA local building new works contract of size and complexity comparable to the Housing Authority's public housing projects, and carried out in the capacity of a main contractor. The contract can be either on-going or completed in the past five years preceding the due date of submission for pre-qualification. The contract shall also comply with the following criteria –
 - (i) with construction of high-rise building (such as residential, hotels, commercial, office, etc.) on not less than 25 storeys above ground, including ground floor; and
 - (ii) with certified contract value^{Note 1} each of not less than \$1,000M (for pre-qualification to tender for Contract No. 20220317) or \$1,500M (for pre-qualification to tender for Contract No. 20220344).
 - (e) possess a sound financial background and satisfy the capital requirement as below –
 - (i) Working Capital (WC) Required –
 - (I) \$18.8M;
 - OR
 - (II) 8% on first \$950M of outstanding works^{Note 2} and 10% on remainder. whichever is higher
 - (ii) Employed Capital Required^{Note 3} –
 - (I) \$18.8M plus \$2M for every \$100M of outstanding works^{Note 2} or part thereof above \$950M;
 - OR
 - (II) 10% of Total Assets. whichever is higher.
 - (iii) Profitability Trend Analysis^{Note 4} –
 - Loss Rate shall not be greater than 30%.
 - (f) joint venture will not be considered for tendering exercise of the above contracts.
5. Only eligible contractors satisfied the initial screening criteria at paragraph 4 above will be ranked by a marking scheme on the basis of the total contract sum of their local relevant experience^{Note 5} in building new works contracts and serious accident records as detailed below –
- (i) local relevant experience in building new works contracts with the same requirements set out in paragraph 4(d) above (8.0 Marks)

Marks will be assigned to Contractors according to the total certified contract value^{Note 1} of their local relevant experience in building new works contracts.
 - (ii) serious accident (2.0 Marks)

To demonstrate contractors' recent safety performance in building contracts, the contractors will be required to submit statements on serious accident^{Note 6} records over the six-month period preceding the due date of submission for pre-qualification. Marks will be deducted from the allotted score for serious accident occurred in their building contracts within the six-month period preceding the due date of submission for pre-qualification. A maximum of two marks may be deducted from a contractor for this item.

The detailed marking scheme is as follows:

Serious Accident	Mark(s) to be deducted per one accident
Fatal Accident	2
Other Serious Accident	1

6. The number of contractors invited to submit tenders for each individual contract may be limited, with the list of contractors invited to tender on each occasion being at the sole discretion of HA. Selected contractors will then be formally invited separately to tender for each contract.
7. For related companies, only one of these companies is allowed to submit a tender for each of the above contracts. Companies are deemed to be related if their relationship falls within the meaning of 'related parties' as defined in the Hong Kong Institute of Certified Public Accountants (HKICPA)—Hong Kong Accounting Standard (HKAS 24), on Related Party Disclosures.
8. Companies **failing to submit expression of interest** in being pre-qualified in the manner prescribed above and within the specified timeframe in paragraph 2 above **will not be considered for invitation for pre-qualification.**
9. This notification includes contracts covered by the Agreement on Government Procurement of the World Trade Organization.
10. Details of the award of the contracts will be published in the Government of the Hong Kong Special Administrative Region Gazette.

Note 1 The certified contract value should refer to the latest gross value of works certified in the Certificate/Interim Certificate without deduction of retention money or liquidated damages on or before the due date of submission for pre-qualification. For joint venture contracts, the contract values shall be calculated pro rata to the contractors' percentage of shareholding in the joint venture contracts.

Note 2 Outstanding works represents the annualised value of outstanding works (including HA, Government and private sector contracts on a worldwide basis) and any tenders under consideration.

Note 3 The issued and paid-up capital and shareholders' funds should both meet the level of minimum employed capital of \$18.8M.

Note 4 The Profit / Loss Ratio is calculated to reflect the weighted average of the annual ratios of the operating profit/loss over the opening balance of the shareholders' funds or net worth (as per audited accounts) for each of the past three years, with weights of 3:2:1 (higher weight being given to the more recent year).

Note 5 Relevant experience means the complexity, nature and size of the project in the past five years shall fulfill the same requirements at paragraph 4(d)(i) and (ii).

Note 6 Serious Accident means a serious incident involving either one or a combination of items (i), (ii) and (iii) of paragraph no. 2(d) of the DEVB Technical Circular (Works) No. 3/2009.