

Application for Pre-qualification
for Improvement Works
for Western Market

Reply Form

The Urban Renewal Authority ("Authority") is currently inviting contractors to apply for prequalification for Improvement Works for Western Market ("Works").

For interested parties, please duly complete and submit the pre-qualification ("PQ") Form (including Part A, Part B, Part C and Part D with necessary documents) to the Authority to apply for PQ for the Works. The project brief is shown on pages 4 and 5 of this PQ Form for your reference. Should you have any queries, please contact our Ms. Anna Lo at 2588 2913.

Part A. General Information of the Contractor

Full Name of the Contractor (see Note 1 below)

Year in which the Contractor was established

Registered Office Address

Contact

Tel: _____ Fax: _____

Email: _____

Contact Person and Position

Unresolved/ on-going litigation (if any)

Yes No

If yes, please provide details.

Registration number as Registered General Building Contractor ("RGBC") under the Buildings Ordinance in Hong Kong

Authorized signatory registered with the Buildings Department in respect of its RGBC registration

1) The Contractor is currently on Development Bureau's list of Approved Contractors for Public Works in Group B or Group C, confirmed or at probationary status, in the Buildings Category

Yes No

Group B Confirmed Probationary

Group C Confirmed Probationary

2) The Contractor is under current suspension or restriction (including voluntary suspension or restriction) from the relevant list of the Government, the Hong Kong Housing Authority and / or the Hong Kong Housing Society (if any).

Yes No

If yes, please provide details of suspension / restriction below.

3) Any serious site accident/incident in the past 6 months before the closing date of the pre-qualification.

Yes No

If yes, please provide details of the site accident(s) / incident(s) below.

4) Any associated companies of the Contractor (as defined in 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 below.

Note 1 – For sole proprietorships & partnerships, please provide the name of the sole proprietor or the names of all partners as the case may be below:

Names of Sole Proprietor / Partners: _____

Part B. Indication of Interest *

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

Important Note: The Contractor 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.

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Part C. Supporting Documents *

Please provide the following documents for reference and put a tick in the box if the document is enclosed:-

- Copy of the Contractor's valid Business Registration Certificate
- Copy of notification by the Government about the Contractor's inclusion in Development Bureau's List of Approved Contractors for Public Works in Buildings Category; and
- Copy of the Certificate or letter issued by the Buildings Department showing the Contractor's registration as Registered General Building Contractor under the Buildings Ordinance.

*: Please tick the appropriate box/ boxes above

Note 1 – For sole proprietorships & partnerships, please provide the name of the sole proprietor or the names of all partners as the case may be below:

Names of Sole Proprietor / Partners: _____

Part D. Job References (please fill in ALL items in the table and use separate sheets for more job references)

Please provide at least one job reference of new building project or retrofitting works or addition and alteration (A&A) works in Hong Kong with the contract value not less than HK\$70 million completed in the past 10 years before the closing date of the pre-qualification or in progress ; and at least one job reference of addition and alteration (A&A) works or renovation works for historic buildings or declared monuments in Hong Kong with the contract value not less than HK\$30 million completed in the past 15 years before the closing date of the pre-qualification or in progress

(Remark: The above-mentioned job reference requirements can be fulfilled by the job reference(s) from the same project or different projects.)

1	Name of Client		
	Contact Person / Telephone No.		
	Project Name and Brief Description		
	Project Location and Address		
	Job reference of new building project or one retrofitting, addition and alteration (A&A) project in Hong Kong and acting as registered general building contractor under the Buildings Ordinance with the contract value not less than HK\$70 million completed in the past 10 years before the closing date of the pre-qualification or in progress	with contract value not less than HK\$70 million	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> New Building <input type="checkbox"/> Retrofitting / Addition and Alteration
			<input type="checkbox"/> Completed in the past 10 years <input type="checkbox"/> In Progress
			<input type="checkbox"/> Acting as registered general building contractor in the job
	Year and Month of Commencement		
	Year and Month of Completion		
Scope of Works			
Contract Value (HK\$)			
2	Name of Client		
	Contact Person / Telephone No.		
	Project Name and Brief Description		
	Project Location and Address		
	Job reference of alteration and addition (A&A) works or renovation works for historic buildings or declared monuments in Hong Kong in the capacity of the main contractor and acting as registered general building contractor under the Buildings Ordinance with the contract value not less than HK\$30 million currently completed in the past 15 years before the closing date of the pre-qualification or in progress	with contract value not less than HK\$30 million	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Historic Building <input type="checkbox"/> Declared monuments
			<input type="checkbox"/> Completed in the past 15 years <input type="checkbox"/> In Progress
			<input type="checkbox"/> Acting as registered general building contractor in the job <input type="checkbox"/> As the main contractor in the job
	Year and Month of Commencement		
	Year and Month of Completion		
Scope of Works			
Contract Value (HK\$)			

*: Please tick the appropriate box/ boxes above

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Part D. Job References (Cont'd)

Declaration:

- (a) The Contractor understands that the Authority is under no obligation to shortlist any Contractor which has applied for the pre-qualification for the above works. The Contractor 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 Contractor acknowledges and agrees with all the terms contained in the invitation.

- (b) The Contractor hereby confirms that all the above-mentioned information included in Part A - General Information of the Contractor, 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 Contractor

(Director's Signature with Company Chop)

Date

Name of Director

** Please delete as appropriate.*

**Project Brief of Advance Works
for Western Market**

1. Project Background

1.1 Western Market originally consisted of two separate blocks: the South Block on Queen's Road Central which was erected in 1858 and demolished in 1980 and the North Block which was built in 1906. The North Block was identified by the Antiquities and Monuments Office (AMO) as one of the declared monuments in Hong Kong in 1990. The former Land Development Corporation (LDC) converted the market into a centre of traditional traders, arts and crafts in 1991 and renamed it as "the Western Market".

The latest major renovation and refurbishment works of Western Market were carried out in 2003 by the Authority, and since then there have been only minor repairs and routine maintenance. Therefore, to maintain fair building condition of Western Market, the improvement works ("the Works") is tentatively scheduled to commence in Q2 2025.

2. Scope of Works

The scope of the Works generally includes the following:

2.1 Repair Works

- 2.1.1 Repairing works or re-roofing of the existing pitched roof and flat roofs;
- 2.1.2 Repairing works to existing wall bricks, structures, canopies, cornices, mouldings, window heads, window sills and making good/repainting brick
- 2.1.3 Repairing works to existing doors, louvers and windows; and
- 2.1.4 Repairing works on existing roof gutter and rainwater downpipes.

2.2 A&A Works

- 2.2.1 Replacement of escalator with associated builder's works;
- 2.2.2 Removal/Re-partitioning and reinstatement of the existing shops and kitchens in bare shell;
- 2.2.3 Replacement of existing wooden louvers by wooden windows;
- 2.2.4 Renovation of lift lobbies;
- 2.2.5 Lift modernization works;
- 2.2.6 Provision of a new façade lighting system; and
- 2.2.7 E&M services such as replacement of VESDA panel, general lighting and power provision with all necessary accessories, public address system, broadcast system, closed-circuit televisions, plumbing & drainage system and MVAC system including overhaul of existing chiller system.

3. Shortlisting Criteria

- 3.1 The contractor shall be on the Development Bureau's list of Approved Contractors for Public Works in Group B or Group C, either confirmed or at probationary status, in the category of 'Buildings' and acting as Registered General Building Contractors ("RGBC") under the Buildings Ordinance;
- 3.2 The contractor shall have at least one (1) job reference of new building project or retrofitting works or addition and alteration (A&A) works in Hong Kong with the contract value not less than HK\$70 million completed in the past 10 years before the closing date of the pre-qualification or in progress;
- 3.3 The contractor shall have at least one (1) job reference of addition and alteration (A&A) works or renovation works for historic buildings or declared monuments (see Note 1 below) in Hong Kong, in the capacity of the main contractor and acting as registered general building contractor ("RGBC") under the Buildings Ordinance with the contract value not less than HK\$30 million completed in the past 15 years before the closing date of the pre-qualification or in progress;
- 3.4 The contractor shall have at least one authorized signatory (see Note 2 below) registered with the Buildings Department in respect of its general building contractor registration;
- 3.5 The latest performance record of the contractor in the Authority's self-developed projects, if any, in the past one (1) year before the closing date of the pre-qualification shall not be marginal performance or below; and
- 3.6 The contractor shall not be under suspension or restriction (including voluntary suspension or restriction) from tendering under any of the relevant lists of the Government, the Hong Kong Housing Authority or the Hong Kong Housing Society at the closing date of the pre-qualification.

Note:-

1. 'Historic buildings' means any of the 1,444 historic buildings or 429 new items as referred to in the "Results of the Assessment of 1,444 Historic Buildings and New Items" (up to 28 June 2024) on the webpage of the Antiquities Advisory Board and 'declared monuments' means any of the 134 declared monuments in Hong Kong (as at 20 October 2023) as referred to on the webpage of the Antiquities and Monuments Office.
2. As mentioned on the website of the Buildings Department, if no authorized signatory acts for a registered contractor for the purpose of the Buildings Ordinance, the registered contractor must cease all building works and street works under the Buildings Ordinance immediately.
3. If the contractor is a limited company, only one company from the contractor or 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 the contractor and its associated companies, the Authority will follow up with them to seek the confirmation of which one of them to apply for pre-qualification for the Works.

If the contractors fail to respond or otherwise, fail to decide which company to be chosen for the application of PQ, the contractor whose company name ranks first in alphabetical order and complies with the above-mentioned shortlisting criteria will be shortlisted.
4. If the contractor is not a specialist contractor under the Development Bureau's list of approved suppliers of materials and specialist contractors for public works in the category of 'repair and restoration of historic buildings', the contractor shall engage a specialist contractor under the abovementioned list to carry out the repair and restoration works. Such requirement will be included in the tender document.