

**Invitation to Tender for the Provision of Services for Elders at
Premises of First Street (Service Tender Reference: SWD1/5N/872/2012)**

**Site Visit on 19 January 2012
Questions and Answers**

1. What are the facilities on the 6/F? Why is the entrance locked?

The 6/F is mostly the podium of the estate and includes the fireman's lift overrun and the refuse chute of the Premises. Operator may contact the management company for entrance to the area for repair and maintenance works. Service users and staff of the contract home cannot enter such area. Although residents of the estate may open the door from the podium side and enter the staircase hall, they cannot go into any part of the Premises.

2. What is the internal floor area (IFA) of the Premises? Are the plant/services rooms shown on the floor plans in the Tender Documents exclusively used by the Premises?

The IFA of the Premises is 1 792m². All plant/services rooms shown on the floor plans in the Tender Documents are exclusively used by the Premises.

3. Is the area of the building services facilities/ plant rooms included in the IFA?

The area of the building services facilities/ plant rooms is excluded from the IFA.

4. What is the net operational floor area (NOFA) of the Premises?

The exact NOFA should be calculated according to the formal space design and layout plans of the Premises.

5. Some external windows of the Premises are fixed windows. Can the Operator change them into openable windows?

Should the Operator intend to alter the design of external windows, the Operator must attain the approval of the Buildings Department and the agreement of the management company.

6. How much is the management fee of the Premises?

At present, the amount of management fee for the parking space of the Premises of First Street is around HK\$600 per month. The amount of management fee on the common areas shared by the Premises and the estate is still under vetting by the Government Property Agency. Management expenses are not included in the Service Fee. The Government shall, on application by the Operator, reimburse the Operator for the management expenses paid by the Operator in respect of the part of the Premises for day care services and 56/93 of that for residential care services. Operator shall be responsible for maintenance, inspection and repair of devices of the Premises such as the refuse compactor, pumping facilities and electricity facilities. These expenses are already included in the Service Fee.

**Social Welfare Department
February 2012**