

### **BRIEF (PROJECT SPECIFICATIONS)**

#### **1. PROJECT INTRODUCTION**

Asia Women's League Limited (the "League") intends to carry out rectification works for water seepage identified at the 4/F and 5/F of the Home for the Elderly located at **3 Hereford Road, Kowloon Tong**. This project is a self-financing maintenance initiative.

#### **2. OBJECTIVES**

The Consultant is required to provide professional technical services to identify the root causes of seepage, design effective repair solutions, manage the tendering process, and supervise the construction works to ensure a leak-free result.

#### **3. SCOPE OF WORKS (THE "WORKS")**

The project covers **13 specific seepage locations** identified in the SFH Water Seepage Location list dated 10 April 2026(Annex 1).

- **4/F Locations (7 points):** Lobby, Nurse Station, Room 402, Dining Room, Pantry, Staff Room, and Room 408.
- **5/F Locations (6 points):** Lobby (2 points), Dining Room, Nurse Station, Room 503, and Room 511.
- The rectification works are targeted patch repairs at the 13 identified seepage locations only. They do not constitute a full façade renovation or complete re-waterproofing of the entire external walls of 4/F and 5/F. The Consultant shall, during the Investigation Stage, verify the exact extents of repair required at each location and recommend the most appropriate, minimally invasive repair methodology.
- **Key Technical Elements:**
  - External wall patch hacking to sound concrete substrate at localized seepage areas (approx. 35.6m total scaffolding width for safe access), followed by re-application of waterproofing layers and tile reinstatement.
  - External wall hacking to concrete, re-application of waterproofing layers, and tile reinstatement.
  - Internal pressure injection (grouting) for ceilings/cracks.
  - Replacement of water-damaged false ceilings and internal "making good" (painting).

#### 4. CONSULTANCY SERVICES REQUIRED

The Consultant shall perform the following services in two stages:

- **Stage A: Investigation & Tendering**
  - **Site Survey:** Conduct a detailed inspection of the 13 locations to confirm seepage sources, measure actual repair areas, and recommend the most appropriate and cost-effective repair methodology.
  - **Technical Specifications:** Prepare a detailed **Schedule of Works** (Bill of Quantities) and technical specifications for the rectification.
  - **Tender Management:** Assist the League in inviting contractors, answering technical queries, and preparing a **Tender Evaluation Report** with a recommendation for appointment.
  
- **Stage B: Site Supervision & Completion**
  - **Work Supervision:** Conduct regular site inspections to ensure the contractor follows the approved specifications.
  - **Testing:** Witness and certify **water spray tests** or other leakage tests upon completion of the external works.
  - **Certification:** Verify the contractor's payment claims and certify the final completion of the project.

#### 5. PROJECT SCHEDULE

- **Consultancy Duration:** The Consultant shall complete Stage A (up to tender invitation) within 30 calendar days from the date of commencement.
- **Construction Period:** The anticipated construction duration is 90 calendar days.

#### 6. SITE VISIT

Before submitting the Fee Proposal, Consultants are strongly advised to visit the site at **3 Hereford Road**, Kowloon Tong, Kowloon, to acquaint themselves with the existing conditions and the 13 seepage points.

Please contact **Ms. Betty Cheng (Administrative Assistant)** at **2337 6603** or **Ms. Fanny Chan (Administrative Officer)** at **2336 6255** to arrange an appointment.