

BUILDING COST PRO-FORMA

FOR

PRIVATE SECTOR DEVELOPMENTS

IN

HONG KONG

CONTENTS

Che	Page	
1.	Office	1
2.	Residential	2
3.	Hotel	4
4.	Shopping Centre	6
5.	Industrial	7

1.	CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR OFFICE	
Assı	umed Building Quality: Medium Quality High Quality Quality	
Cons	struction Cost estimation	
1A.	Average Cost from Building Cost Data dated : (m² GFA x \$/m² GFA)	
1B.	Development scale adjustment: Total GFA < 18,000 m ² → add 5% to 10% on item 1A	
	Total GFA > 80,000 m ² \rightarrow deduct 5% from item 1A	
<u>Addi</u>	tional costs not included in the Average Cost	
2.	Site formation cost	
	(m² site area x \$/m² site area)	
3.	Slope works, retaining structures, shoring, anchors	
4.	Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or for special foundation type)	
5.	External Works (including landscaping)	
	(Site Area - total site coverage of towers) x Average cost for External Works ((m² site area m² total site coverage) x \$/m² external works area)	
6.	Road formation, access road construction and road widening	
7.	Footbridges & flyovers :	
	Uncovered RC bridge + Extra cost of escalators & lifts + Extra cost of cover	
8A.	Car parks (above ground)	
8B.	Car parks (basement)	
9.	Building height adjustments:	
9A. 9B.	For building height less than 50m, add 3% to 5% on item 1 For building height more than 150m, add 5% to 10% on item 1 (buildings over 200m in height, professionals' advice should be sought)	
10.	Glass aluminium curtain walling to elevations (Extra to low rise or medium quality only)	
11.	Costs for Green Building features	
	Sub-total (items 2-11)	
	Total (items 1-11)	
12.	Add other cost adjustments (please state reasons here):	
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	Total (items 1-12)	
	x time factor to reflect the present date cost	
	Total Current Cost	

CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR RESIDENTIAL 2. **Assumed Building Quality:** Ordinary Enhanced High Quality Very High Quality Quality Quality **Construction Cost estimation** Average Cost from Building Cost Data dated : ___ $(_{m}^{2} GFA x _{m}^{2} GFA)$ Development scale adjustment: Total GFA < $5,000 \text{ m}^2 \rightarrow \text{add } 20\%-30\% \text{ on item } 1\text{ A}$ Total GFA < 10,000 m² \rightarrow add 10%-15% on item 1A Total GFA > $50,000 \text{ m}^2 \rightarrow \text{deduct } 5\% \text{ from item } 1\text{A}$ Additional costs not included in the Average Cost Site formation cost (_____ m² site area x _____ \$/m² site area) Slope works, retaining structures, shoring, anchors 3. Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or 4. for special foundation type) External Works (including landscaping) 5. (Site Area - total site coverage of residential towers) x Average cost for External Works ((______ m² site area - ____ m² total site coverage) x _____ \$/m² external works area) Road formation access road construction and road widening 6. Footbridges & flyovers : 7. Uncovered RC bridge + Extra cost of escalators & lifts + Extra cost of cover Car parks (above ground) 8A. Car parks (basement) 8B. 9. Air-conditioning (Type of A/C: ______; _____ m² GFA x ______ \$/m² GFA) 10. (Flat size: _____ m^2 ; _____ m^2 GFA x _____ \$/m^2 GFA) Building height adjustments: 11A. For building height less than 30m, add 3% to 5% on item 1 (not applicable to houses) 11B. For building height more than 150m, add 5% to 10% on item 1 (buildings over 200m in height, professionals' advice should be sought) Extra cost for curtain wall (if applicable) (Curtain wall area: _____ m² x _____ \$/m² curtain wall area) Costs for Green Building features 13. 14. Clubhouse: Floor area of clubhouse X Average cost of Clubhouse Swimming pool and pool side facilities 15. 15A. Outdoor pool area _____ m² x _____ \$/m² pool area

15B. Indoor pool area _____ m² x _____ \$/m² pool area

CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR RESIDENTIAL (CONT'D)

16.	Pump house & storm water storage tank (if applicable)				
17.	Sewage treatment plant (if applicable)				
	Sub-total (items 2-17)				
	Total (items 1-17)				
18.	Add 5% to 15% on Total (items 1-17) for projects in Peak Areas and remote area in New Territories				
19.	Add 25% to 40% on Total (items 1-17) for projects in outlying islands without road access				
20.	Add 5% to 15% on Total (items 1-17) where access to site is restricted either physically or by permitted working hours				
	Total (items 1-20)				
	x time factor to reflect the present date cost				
	Total Current Cost				

CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR HOTEL 3. Three-Star Four-Star Five-Star **Assumed Building Quality: Construction Cost estimation** Average Cost from Building Cost Data dated : ____ 1A. _____ m² GFA x _____ \$/m² GFA) 1B. Development scale adjustment: Total GFA < 10,000 m² \rightarrow add 5%-10% on item 1A Total GFA > 50,000 m² \rightarrow deduct 5% from item 1A Additional costs not included in the Average Cost 2. Site formation cost _____ m² site area x _____ \$/m² site area) Slope works, retaining structures, shoring, anchors 3. 4. Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or for special foundation type) External Works (including landscaping) 5. (Site Area - total site coverage of hotel towers) x Average cost for External Works ((______ m² site area - ____ m² tower site coverage) x _____ \$/m² external works area) 6. Basement construction (______ m² basement area (except car park use) x _____ \$/m² basement area) Road formation access road construction and road widening 7. 8. Footbridges & flyovers: Uncovered RC bridge + Extra cost of escalators & lifts + Extra cost of cover 9A. Car parks (above ground) 9B. Car parks (basement) 10. Building height adjustments: For building height less than 50m, add 3% to 5% on item 1 10A. (not applicable to houses) 10B. For building height more than 150m, add 5% to 10% on item 1 (buildings over 200m in height, professionals' advice should be sought) Costs for Green Building features 11. Swimming pool and pool side facilities 12. Outdoor pool area _____ m² x _____ \$/m² pool area 12A. 12B. Indoor pool area _____ m² x _____ \$/m² pool area Sub-total (items 2-12)

Total (items 1-12)

CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR HOTEL (CONT'D)

	Total Current Cost					
	x time factor to reflect the present date cost					
	Total (items 1-15)					
15.	permitted working hours					
15.	Add 5% to 15% on Total (items 1-12) where access to site is restricted either physically or by					
14.	Add 25% to 40% on Total (items 1-12) for projects in outlying islands without road access					
13.	Add 5% to 15% on Total (items 1-12) for projects in Peak Areas and remote area in New Territories					

CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR SHOPPING CENTRE Assumed Building Quality: Medium Quality High Quality **Construction Cost estimation** 1A. Average Cost from Building Cost Data dated: $_{\text{____}} \text{ m}^2 \text{ GFA x } _{\text{_____}} \text{ $/m}^2 \text{ GFA})$ 1B. Development scale adjustment: Total GFA < 20,000 m² \rightarrow add 5%-10% on item 1A Total GFA > 50,000 m² \rightarrow deduct 5% from item 1A Additional costs not included in the Average Cost 2. Site formation cost _____ m² site area x _____ \$/m² site area) Slope works, retaining structures, shoring, anchors 3. Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or 4. for special foundation type) 5A. External Works (including landscaping) (Site Area - total site coverage of shopping centres) x Average cost for External Works ((______ m² site area - ____ m² total site coverage) x _____ \$/m² external works area) Extra cost for roof / sky garden (if applicable) 5B. ____ m² roof / sky garden area) x __ \$/m² external works area) Basement construction 6. _ m² basement area (except car park use) x _____ \$/m² basement area) Road formation access road construction and road widening 7. Footbridges & flyovers: 8. Uncovered RC bridge + Extra cost of escalators & lifts + Extra cost of cover Car parks (above ground) 9A. 9B. Car parks (basement) 10. Extra cost for buildings lower than 15 m; add 5% to 10% on item 1 Extra cost for curtain wall (Extra cost for medium quality only; if applicable) 11. 12. Extra cost for steel structure / prestressed concrete to column free area to cinema / ice-skating rink (if applicable) 13. Costs for Green Building features Sub-total (items 2-13) Total (items 1-13) Add 5% to 15% on Total (items 1-13) for projects in Peak Areas and remote area in New Territories 14. Add 25% to 40% on Total (items 1-13) for projects in outlying islands without road access 15. Add 5% to 15% on Total (items 1-13) where access to site is restricted either physically or by 16. permitted working hours Total (items 1-16) x time factor to reflect the present date cost **Total Current Cost**

5.	CHECKLIST - ESTIMATION	OF DEVEL	OPMENT CO	STS FOR IND	JSTRIA	L				
Assı	umed Building Quality:		Average quality heavy loadings	Better quality high rise		Average quality high rise		Low quality high rise		Average quality Low rise
Con	struction Cost estimation									
1A.	Average Cost from Building C									
	(m² GFA x	\$/m ² GF	FA)							
1B.	Development scale adjustmen	ıt:	Total GFA <	$< 20,000 \text{ m}^2 \rightarrow 8$	add 5%-	-10% on ite	m 1A			
			Total GFA >	> 50,000 m ² \rightarrow 0	deduct 5	5% from ite	m 1A			
<u>Addi</u>	tional costs not included in th	e Average	e Cost							
2.	Site formation cost									
	(m ² site area x	\$/m²	² site area)							
3.	Slope works, retaining structur	es, shorinç	g, anchors							
4.	Additional Foundation Cost (e	.g. for foun	dation exceed	ling 20-30m der	oth or					
	for special foundation type)									
5.	External Works (including landscaping) (Site Area - total site coverage of factory/industrial buildings) x Average cost for External Works									
	((m² site area	m ² t	total site cove	rage) x	\$/m²	external w	orks area	a)		
6.	Road formation access road construction and road widening									
7.	Footbridges & flyovers :									
	Uncovered RC bridge + Extra cost of escalators & lift + Extra cost of cover	ts				-				
8A.	Car parks (above ground)									
8B.	Car parks (basement)									
9.	Air-conditioning									
	(Type of A/C:;	m ² (GFA x	\$/m² GFA)						
10.	Costs for Green Building featu	ires								
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				50		(items 2-10	,			
						(items 1-10	,			
11.	Add 5% to 15% on Total (item	s 1-10) for	projects in Pe	eak Areas and re	emote a	rea in New	Territori	es		
12.	Add 25% to 40% on Total (items 1-10) for projects in outlying islands without road access									
13.	Add 5% to 15% on Total (item permitted working hours	s 1-10) wh	ere access to	site is restricted	deither	physically o	or by			
	Total (items 1-13)									
			x time facto	r to reflect the	presen	t date cos	t			
				7	Γotal Cι	urrent Cos	t			