

BUILDING COST PRO-FORMA

FOR

PRIVATE SECTOR DEVELOPMENTS

IN

HONG KONG

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1. CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR OFFICE

Assumed Building Quality: Medium Quality High Quality Very High Quality

Construction Cost estimation

1A. Average Cost from Building Cost Data dated : _____
 (_____ m² GFA x _____ \$/m² GFA)

1B. Development scale adjustment: Total GFA < 18,000 m² → add 5% to 10% on item 1A
 Total GFA > 80,000 m² → deduct 5% from item 1A

Additional 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. For building height less than 50m, add 3% to 5% on item 1

9B. 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):

Total (items 1-12)

x time factor to reflect the present date cost

Total Current Cost

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

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

3. CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR HOTEL

Assumed Building Quality: Three-Star Four-Star Five-Star

Construction Cost estimation

- 1A. Average Cost from Building Cost Data dated : _____
 (_____ m² GFA x _____ \$/m² GFA)
- 1B. Development scale adjustment: Total GFA < 10,000 m² → add 5%-10% on item 1A
 Total GFA > 50,000 m² → deduct 5% from item 1A

Additional 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 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)
7. Road formation access road construction and road widening
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:
- 10A. For building height less than 50m, add 3% to 5% on item 1 (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)
11. Costs for Green Building features
12. Swimming pool and pool side facilities
- 12A. Outdoor pool area _____ m² x _____ \$/m² pool area
- 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)

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

4. 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 : _____
 (_____ m² GFA x _____ \$/m² GFA)
- 1B. Development scale adjustment: Total GFA < 20,000 m² → add 5%-10% on item 1A
 Total GFA > 50,000 m² → deduct 5% from item 1A

Additional 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)
- 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)
- 5B. Extra cost for roof / sky garden (if applicable)
 (_____ m² roof / sky garden area) x _____ \$/m² external works area)
- 6. Basement construction
 (_____ m² basement area (except car park use) x _____ \$/m² basement area)
- 7. Road formation access road construction and road widening
- 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. Extra cost for buildings lower than 15 m; add 5% to 10% on item 1
- 11. Extra cost for curtain wall (Extra cost for medium quality only; if applicable)
- 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)
- 14. Add 5% to 15% on Total (items 1-13) for projects in Peak Areas and remote area in New Territories
- 15. Add 25% to 40% on Total (items 1-13) for projects in outlying islands without road access
- 16. Add 5% to 15% on Total (items 1-13) where access to site is restricted either physically or by permitted working hours
- Total (items 1-16)
- x time factor to reflect the present date cost**
- Total Current Cost**

5. CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR INDUSTRIAL

Assumed Building Quality: Average quality heavy loadings Better quality high rise Average quality high rise Low quality high rise Average quality Low rise

Construction Cost estimation

- 1A. Average Cost from Building Cost Data dated : _____
 (_____ m² GFA x _____ \$/m² GFA)
- 1B. Development scale adjustment: Total GFA < 20,000 m² → add 5%-10% on item 1A
 Total GFA > 50,000 m² → deduct 5% from item 1A

Additional 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 factory/industrial buildings) 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. Air-conditioning
 (Type of A/C: _____; _____ m² GFA x _____ \$/m² GFA)
10. Costs for Green Building features
- Sub-total (items 2-10)
- Total (items 1-10)
11. Add 5% to 15% on Total (items 1-10) for projects in Peak Areas and remote area in New Territories
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 (items 1-10) where access to site is restricted either physically or by permitted working hours
- Total (items 1-13)
- x time factor to reflect the present date cost**
- Total Current Cost**