

REPORT FOR THE COMPARISON BETWEEN PRE-FABRICATION
AND TRADITIONAL METHOD FOR EXTERNAL FACADE
HANG-HAU PROJECT
SUMMARY

Comparison of Traditional
and prefabricated

A. Façade
B. Balcony
C. Stair

A External Façade

	Traditional	Prefabricated	Net Total (HK\$)
1 Façade (w/o window frame)	8,191,155 (r.c. ext. wall)	10,418,670 (150 th. precast façade)	
2 Installation of wdw. (Labour cost and grouting works)		(1,708,427)	} not required in prefabricated
3 Installation of ext. finish (Spatterdash and bedding)		(1,862,208)	
4 Scaffolding and safety net		(1,229,469)	
5 Additional R.C. Structure post (300 x 400mm) for units with 3 bed rooms lap bar (T10- 150c/c) beam (200 x 500mm) 50mm slab (150mm wide)		798,642 196,221 274,760 3,467,870 536,040	
	8,191,155	10,629,339 (8,191,155)	
		Net Diff.	2,438,184

B Balcony

1 Balcony	12,551,780	15,621,000	
2 lap bar (T12 - 150c/c)		96,158	
3 Scaffolding and safety net		(725,360)	
	12,551,780	14,991,798 (12,551,780)	
		Net Diff.	2,440,018

C Stair

1 Stair	1,829,727	2,533,883	
2 thickening slab (800mm thick)		394,896	
3 Addition reinf. (T12 - 200c/c)		63,630	
	1,829,727	2,992,409 (1,829,727)	
		Net Diff.	1,162,682

6,040,884

Assumptions and specifications:

- This estimate is based on Architect's Typical Floor Plans (Option 16A).
- All in-situ r.c. wall are 150mm thick
- All precast facades are 150mm thick
- All structural implication for using prefabricated units are based on Maunsell's advice on 6.8.2002.
- Major unit rates used for the estimate:
 - Concrete (35D/20): HK\$800/m3
 - Formwork: HK\$150/m2
 - Reinforcement: HK\$3.8/kg
 - Prefabricated façade: HK\$3,000/m3
 - Scaffolding and mesh: HK\$40/m2

} x 3 to 2019

Exclusions:

- Implication on Preliminaries cost due to reduced project programme
- Contingencies

Notes:

- Please note that the above figures are provided for guidance purpose only and the actual cost should be determined dependent upon the actual design development.