



Question No. 1 – Cost Estimate (Cont'd)

NOTES TO ASSESSORS

Revised Cost Build-up of the Residential Areas (all amounts rounded to the nearest \$1,000):

Ref.	Description	Quantity	Unit	Rate (HK\$)	Amount (HK\$)
1.0	Structure use ratio in Outline Spec w given adjustment (x1.1)				
1.1	Reinforced concrete [22,230 m ² x 0.5 m ³ /m ² x 1.1]	12,230	m ³	1,200	14,676,000
1.2	Formwork [22,230 m ² x 2.8 m ² /m ²]	62,240	m ²	200	12,448,000
1.3	Reinforcement [12,230 m ³ x 280 kg/m ³]	3,424,000	kg	10	34,240,000
1.4	Allow for sundry concrete, formwork, etc. (5%)		Sum		3,068,000
			Total of "Item 1.0"		64,432,000
2.0	External walls given increase in perimeter				
2.1	150mm in-situ RC walls to typical floors [4,730 m ² x 1.1]	5,200	m ²	800	4,160,000
2.2	150mm precast concrete façade panel units to typical floors [same as current design]	11,030	m ²	2,520	27,796,000
2.3	Glass railings to balconies [same as current design]	700	m	4,000	2,800,000
2.4	150mm in-situ RC walls to roof [same as current design]	450	m ²	800	360,000
2.5	150mm in-situ RC parapet walls, 1.2m high [240 m ² x 1.1]	260	m ²	800	208,000
2.6	Allow for architectural features, A/C hoods, etc. (10%)		Sum		3,532,000
			Total of "Item 2.0"		38,856,000



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Ref.	Description	Quantity	Unit	Rate (HK\$)	Amount (HK\$)
3.0	Windows				
3.1	Sliding windows and doors [assuming no change in the area of sliding windows and doors]	790	m ²	3,000	2,370,000
3.2	Single glazed fluorocarbon coated aluminum windows [assuming no change in the area of sliding windows and doors]	4,460	m ²	2,000	8,920,000
			Total of "Item 3.0"		11,290,000
4.0	External wall finishes				
4.1	Ceramic tiles (P.C.100/m ² supply only) to typical floors [5,200 + 11,030 m ²]	16,230	m ²	400	6,492,000
4.2	Ceramic tiles (P.C.100/m ² supply only) to walls on roof	450	m ²	400	180,000
4.3	Ceramic tiles (P.C.100/m ² supply only) to parapet walls [260 m ² x 2]	520	m ²	400	208,000
4.4	Allow for architectural features, A/C hoods, etc. (15%) double sides of parapet wall		Sum		1,032,000
			Total of "Item 4.0"		7,912,000
5.0	Roof finishes				
5.1	Precast concrete tiles on waterproof screed with waterproofing membrane and insulation [increase by 3% as floor area, and rounded off]	620	m ²	650	403,000
5.2	Allow for channels, skirtings, flashings, etc. (15%)		Sum		60,000
			Total of "Item 5.0"		463,000



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Ref.	Description	Quantity	Unit	Rate (HK\$)	Amount (HK\$)
6.0	<u>Interior fitting out</u>				
6.1	Budget allowance for fitting out costs including the provision of doors, internal partitions, & internal finishes & fittings to all Residential Areas <i>[increase by 3% as floor area, and rounded off]</i>		Sum		84,500,000
			Total of "6"		84,500,000
7.0	<u>Building Services Installations</u>				
7.1	Budget allowance for BS installations, including P&D, electrical, ELV, window type air-conditioners, mechanical ventilation to plant rooms, fire services, town gas with gas water heaters <i>[increase by say 5%]</i>		Sum		60,900,000
7.2	Builder's work in connection with BS installations (3%)		Sum		1,827,000
			Total of "Item 7.0"		62,727,000
8.0	<u>Lifts Installation</u>				
8.1	Passenger lifts	4	No.	1,800,000	7,200,000
			Total of "Item 8.0"		7,200,000
		Total of "Item 1.0" to "Item 8.0"			277,380,000
9.0	<u>Preliminaries (15%)</u>				
9.1	Allowance based 15% of total of "Item 1.0" to "Item 8.0"			15%	41,067,000
Total Estimated Construction Cost of the Residential Areas :					318,987,000
Carried forward to the Summary (to the nearest \$100,000 dollars) :					319,000,000

No adjustment made for price levels due to short difference in time.



Question No. 2 – Form of Tender

Prior to engaging your Company as the Consultant Quantity Surveyor for a supermall Development, the Employer's in-house staff had prepared a draft Form of Tender (herein referred to as "Draft FoT") (refer to Attachment 1 to this Question No. 2) for the Main Superstructure Contract for the Supermall Development. It is envisaged that tenders will be invited shortly.

The Employer asked if your Company could review and offer comments on the Draft FoT.

Your Senior Associate, Mr. A.B. Wong, left the following Internal Memo on your desk for your action.

Internal Memo

Date : 19 September 2012

To : QS Candidate
From : A.B. Wong

Main Superstructure Contract for the Supermall Development
at 999 Wonder Street, Yuen Long, New Territories

The Employer's Project Manager called and asked if we could review and comment on the attached Draft FoT.

The Project Manager particularly brought to my attention that there would be 2 phases of works, namely the Phase 1 and Phase 2 Works.

Phase 1 Works is as delineated on the tender drawings. Phase 2 Works which is an extension of Phase 1 Works will only commence upon the further decision of the Employer. Similarly, the scope of work and the completion period of Phase 2 Works shall be subject to the final compromise between the Employer and the Architect.

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