

**PROPOSED RESIDENTIAL DEVELOPMENT  
URA DEVELOPMENT PROJECT C&W – 005  
AT SUNG HING LANE / KWAI HEUNG STREET HONG KONG**

**SUMMARY OF COST ESTIMATE AS AT APRIL 2024**

i. Total Site Area	=	1,077	m2	<b>*Base:</b> Architectural:- - \$9,000/m2 for curtain wall - \$3,000/m for feature cladding in alternative balcony desi  Structural:- - Study 2A for mega column - \$35/kg for structural steel  Others: - 13% preliminaries - No contingencies
ii. Total Gross Floor Area (GFA)	=	8,739	m2	
Construction Floor Area (CFA)				
Basement - Carpark (78 parking space)	=	-	m2	
Basement	=	923	m2	
G/F	=	483	m2	
Podium (1/F-2/F)	=	760	m2	
Tower (3F-top roof)	=	9,973	m2	
iii. Total Construction Floor Area (CFA)	=	12,139	m2	
iv. CFA/GFA	=	1.39		

**COST SUMMARY**

		Base*		
			(m2) 12,139	(m2) 8,739
Trade Description			Cost / CFA	Cost / GFA
		HKS	HKS/m2	HKS/m2
A	<b>Advanced Works</b>	8,459,392	697	968
	Ground Investigation Works	593,272	49	68
	Hoarding Modification Works	-	-	-
	Temporary UU Diversion Works	1,386,120	114	159
	Permanent UU Diversion Works	6,480,000	534	742
B	<b>ELS &amp; Foundation Works (Based on Hop Kee / Shing Yin's Tender B)</b>	71,000,000	5,849	8,124
	ELS Works	41,150,000	3,390	4,709
	Foundation Works	29,850,000	2,459	3,416
C	<b>Superstructure Works</b>	302,715,257	24,937	34,640
	<b>i Carcase</b>	199,277,552	16,416	22,803
	Pile caps	15,592,760	1,285	1,784
	Frame (included structural steel to mega column on 3/F-17/F)	97,947,515	8,069	11,208
	Transfer plate	6,237,777	514	714
	Brick wall	2,481,500	204	284
	Doors	10,399,000	857	1,190
	Glass walls, Curtain walls, Balustrade and Aluminium claddings features	65,414,000	5,389	7,485
	ELS Works (under Main Contract)	1,205,000	99	138
	<b>ii Finishing</b>	71,247,727	5,869	8,153
	External walls finishes	5,582,155	460	639
	Roofing	1,228,722	101	141
	Basement waterproofing	869,750	72	100
	Internal floor finishes	9,695,000	799	1,109
	Internal wall finishes	33,222,100	2,737	3,802
	Internal ceiling finishes	7,954,000	655	910
	Bathroom cabinets	5,250,000	432	601
	Graphics & signage	2,471,000	204	283
	Clubhouse	4,975,000	410	569
	<b>iii Furniture Fittings &amp; Equipment</b>	24,514,328	2,019	2,805
	Steel & metals works	6,538,000	539	748
	Kitchen cabinets	7,980,000	657	913
	Kitchen appliances	4,966,500	409	568
	Sanitary fittings	2,879,828	237	330
	Loose furniture, decorative lighting and fixture	1,800,000	148	206
	Gym equipment	350,000	29	40
	<b>vi Landscaping and Vertical green walls</b>	5,525,650	455	632
	<b>iv Landscape lighting</b>	150,000	12	17
	<b>v Building maintenance unit</b>	2,000,000	165	229

D	<b>E&amp;M Installation Works</b>	<b>95,564,500</b>	<b>7,873</b>	<b>10,935</b>
	Electrical & ELV System	30,101,120	2,480	3,444
	MVAC	19,753,860	1,627	2,260
	Fire Services	11,384,000	938	1,303
	Plumbing & Drainage	20,694,520	1,705	2,368
	Town Gas	5,880,000	484	673
	Lift	3,200,000	264	366
	Builder's Works In Connection With Building Services Installation (BWIC) (5% of MEP)	4,551,000	375	521
E	<b>External Works</b>	<b>3,000,000</b>	<b>247</b>	<b>343</b>
	Utility Connections & Run-in (600k water, 677k town gas, electricity, FTNS, terminal manholes & builder's works)	3,000,000	247	343
F	<b>Allow for Preliminaries 13% (Items C-E)</b>	<b>52,167,000</b>	<b>4,297</b>	<b>5,969</b>
G	<b>Total (without contingency)</b>	<b>532,906,149</b>	<b>43,900</b>	<b>60,980</b>
H	<b>URA Requirements</b>	<b>22,356,000</b>	<b>1,842</b>	<b>2,558</b>
	Allow for timber mock-up (including \$540,000 rent fee for 9 months)	5,480,000		
	BIM requirement (\$80,000 BIM labour x 31 months)	2,480,000		
	<b>Extra URA management requirement for:-</b>			
	- Site Facilities (Green Practice / Welfare & Health)	2,007,000		
	- Additional Safety Requirements			
	- 24 months DLP, Demand Bond & Insurance	4,013,000		
	- Robotic /AI Application, Digital Construction & etc.	1,004,000		
	- BEAM PLUS (GOLD)	1,004,000		
	Electric vehicle (EV) charging system	1,000,000		
	Digital locking system for mailbox	180,000		
	13A power socket with Type C USB port (15 nos per unit)	945,000		
	Smart Building Provisions:-			
	- Water consumption information system / Automatic meter reading system (AMR)	800,000		
	- Smart display system	960,000		
	- Home convenience system	630,000		
	- 5G wireless system	1,000,000		
	- Wi-Fi 6 system	120,000		
	Allow for Preliminaries 13%	733,000		
I	<b>Allow for Contingencies 0% (Items G-H)</b>	<b>-</b>	<b>-</b>	<b>-</b>
J	<b>Grand Total</b>	<b>555,262,149</b>	<b>45,742</b>	<b>63,538</b>