

				Total Elemental Cost			Basement			Podium			Towers			Remarks
				Total CFA (m2)												
					80,733											
				Sub-Total (HK\$)	CFA (m2)	Cost /CFA (HK\$/m2)	Sub-Total	Basement CFA (m2)	Cost / Basement CFA (HK\$/m2)	Sub-Total	Podium CFA (m2)	Cost / Podium CFA (HK\$/m2)	Sub-Total	Tower CFA (m2)	Cost / Tower CFA (HK\$/m2)	
A1	Architectural Works			1,273,202,805	80,733	15,771	3,124,500	2,815	1,110	107,310,100	10,052	10,675	1,162,768,205	67,866	17,133	
	Enclosed kitchen & Open kitchen			187,255,669		2,319							187,255,669		2,759	
	1.	Towers		40,181,805									40,181,805			
	2	Kitchen Appliance		68,180,534									68,180,534			
	3	Kitchen Cabinet		71,980,330									71,980,330			
	4	Waterproofing		6,913,000									6,913,000			
	Bathroom and Powder Room			210,739,384		2,610							210,739,384		3,105	
	1.	Tower		198,764,384									198,764,384			
	2.	Waterproofing		11,975,000									11,975,000			
	Maid Toilet			3,756,000		47							3,756,000		55	
	1.	Towers 1 and 4		2,522,000									2,522,000			
	2.	Towers 5		1,234,000									1,234,000			
	Living and Dining Room			57,851,000		717							57,851,000		852	
	1.	Towers 1, 2, 3 and 4		49,872,000									49,872,000			
	2.	Towers 5		6,269,000									6,269,000			
	3.	Storage room (Tower 1, 4 and 5)		1,710,000									1,710,000			
	Bedroom			44,666,000		553							44,666,000		658	
	1.	Towers 1, 2 3 and 4		38,158,000									38,158,000			
	2.	Towers 5		6,508,000									6,508,000			
	Doors			77,748,000		963							77,748,000		1,146	
	1.	Doors (IFO NSC)		38,316,000									38,316,000			
	2.	Doors (MC)		39,432,000									39,432,000			
	Balcony & Utility platform & AC platform			31,592,000		391							31,592,000		466	
	1.	Towers 1, 2, 3 and 4		26,150,000									26,150,000			
	2.	Towers 5		2,203,000									2,203,000			
	3.	Waterproofing		3,239,000									3,239,000			
	Common area (FOH)			94,901,352		1,175				28,171,500		2,803	66,729,852		983	
	1.	Lift car interior fitting-out		1,900,000						500,000			1,400,000			
	2.	Entrance lobby (B/F, G/F and 1/F)		27,671,500						27,671,500						
	3.	Typical lift lobby		64,421,852									64,421,852			
	4	Office		908,000									908,000			
	Carpark			10,779,500		134	3,124,500		1,110	7,655,000		762				
	1.	Basement floor		3,124,500			3,124,500									
	2.	Ground floor		7,655,000						7,655,000						
	Back of house			24,217,000		300				12,195,000		1,213	12,022,000		177	
	1.	Plant room		9,195,000						9,195,000						
	2.	Escape staircase and smoke lobby		7,022,000									7,022,000			
	3.	Steel & Metal Works		8,000,000						3,000,000			5,000,000			

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				Total CFA (m2)												
					80,733											
				Sub-Total (HK\$)	CFA (m2)	Cost /CFA (HK\$/m2)	Sub-Total	Basement CFA (m2)	Cost / Basement CFA (HK\$/m2)	Sub-Total	Podium CFA (m2)	Cost / Podium CFA (HK\$/m2)	Sub-Total	Tower CFA (m2)	Cost / Tower CFA (HK\$/m2)	
		Roof Finishes		9,066,000		112							9,066,000		134	
	1.	Tower 1-5 (Roof)		3,793,000									3,793,000			
	2.	Tower 1-5 (Flat roof)		5,273,000									5,273,000			
		Façade		520,630,900		6,449				59,288,600		5,898	461,342,300		6,798	
		Podium		59,288,600						59,288,600						
		Tower											461,342,300			
		A2 Increase of balcony area		1,117,720		14							1,117,720		16	
	B	Club House		59,960,000		743				59,960,000		5,965				
	C	Landscaping Works		52,647,302		652				52,647,302		5,237				
	D	Structural Works		463,495,800		5,741	12,668,000		4,500	116,789,100		11,618	334,038,700	67,866	4,922	
	E	E&M Installation Works		758,184,543	80,733	9,391	21,561,208	2,815	7,659	133,404,144	10,052	13,271	603,219,191	67,866	8,888	
		Lifts Installation (Podium) (5 Nos.) (HK\$1,400,000 per Lift)		7,000,000		87				7,000,000						
		Lifts Installation (Towers) (14 Nos.) (HK\$ 2,200,000 per Lift)		30,800,000		382							30,800,000			
		Electrical Installation		262,521,000		3,252	8,946,457		3,178	35,270,745		3,509	218,303,798		3,217	
		MVAC Installation		151,272,001		1,874	4,262,367		1,514	16,843,602		1,676	130,166,032		1,918	
		Fire Services Installation		54,199,541		671	3,742,848		1,330	11,461,212		1,140	38,995,481		575	
		Plumbing and Drainage Installation		144,858,001		1,794	3,179,536		1,129	25,414,585		2,528	116,263,880		1,713	
		Building Maintenance Units and lifting platform		13,500,000		167							13,500,000			
		Town Gas Installation (HK\$43,430 / Unit)		15,200,000		188							15,200,000			
		Filtration Plant System for Swimming Pool		9,000,000		111				9,000,000						
		Builder's Work in Connection for E&M Works (5%)		34,419,000		426	1,007,000			5,250,000			28,162,000			
		Profit and Attendance for E&M Works (2%)		14,456,000		179	423,000			2,205,000			11,828,000			
		Drainage Works		20,959,000		260				20,959,000						
F		Allow for Preliminaries (15% of items A to E)		391,293,000	80,733	4,847	5,604,000	2,815	1,991	70,517,000	10,052	7,015	315,172,000	67,866	4,644	

				Total Elemental Cost			Basement			Podium			Towers			Remarks
				Total CFA (m2)												
					80,733											
				Sub-Total (HK\$)	CFA (m2)	Cost /CFA (HK\$/m2)	Sub-Total	Basement CFA (m2)	Cost / Basement CFA (HK\$/m2)	Sub-Total	Podium CFA (m2)	Cost / Podium CFA (HK\$/m2)	Sub-Total	Tower CFA (m2)	Cost / Tower CFA (HK\$/m2)	
G		Allow for Contingencies		3,797,000	80,733	47	1,265,667	2,815	450	1,265,667	10,052	126	1,265,667	67,866	19	
H1		Total Cost for Architectural Cost, Structural Cost and E&M Installation Works (Items A to G]		3,003,698,171	80,733	37,205	44,223,375	2,815	15,710	541,893,313	10,052	53,909	2,417,581,483	67,866	35,623	
H2		Inflation		155,723,000	80,733	1,929	2,082,000	2,815	740	25,131,000	10,052	2,500	128,510,000	67,866	1,894	
I		Mock ups and VMU		35,000,000		434							35,000,000		516	
J		Total Cost for Hoarding, Demolition and G.I.		21,661,200		268	755,283		268	2,697,018		268	18,208,898		268	
K		Total Cost for Foundation, ELS and Site Formation		306,800,000		3,800	10,697,509		3,800	38,199,418		3,800	257,903,073		3,800	
L		Total Cost for Waterfront Promenade		10,000,000		124	348,680		124	1,245,092		124	8,406,228		124	
M		Total Cost for Foot Bridge		10,000,000		124	348,680		124	1,245,092		124	8,406,228		124	
N		Total Cost for Utilities Connection / External Work		10,000,000		124	348,680		124	1,245,092		124	8,406,228		124	
		CLP: approx. \$2M														
		WSD: approx. \$1.5M														
		Others (e.g. Town gas, boardband services): allow \$6.5M														
O		Extra items		136,892,000		1,696	-		-	-		-	136,892,000		2,017	
P		Total Project Cost (Item H1 to N)		3,689,774,371		45,703	58,804,207		20,890	611,656,025		60,849	3,019,314,138		44,489	
Q		Total Project Cost (Item P Round to Thousand Dollar)		3,689,774,000	80,733	45,703	58,804,000	2,815	20,890	611,656,000	10,052	60,849	3,019,314,000	67,866	44,489	
i.	Total Site Area			=	12,262	m2										

Notes:

1. This cost estimation should only be regarded as an early cost indication due to lack of information and subject to review when design develops and progresses.

2. List of Exclusions:  
Professional fees; Finance and legal expenses; Loose furniture, equipment and artworks unless specified; Marketing expenses; Land costs; show flats and sales office and phase completion and temporary OP

3. GFA is based on GBP dated 10 December 2021.

4. This cost estimation based on price of Quarter 3 of 2023.