



Attachment to Question No. 1

PROPOSED ABC OFFICE DEVELOPMENT COST PLAN NO. 1

CONFIDENTIAL

A. SUMMARY OF COST PLAN

Site Area	=	3,000	m2 (60 x 50m)	
Total Office Gross Floor Area (GFA)	=	36,000	m2 (387,504 sq.ft.)	
Total Construction Floor Area (CFA)	=	48,540	m2	
CFA/GFA	=	1.35		9th August 2013

SECTION	CFA	ESTIMATED COST	UNIT COST
	(m2)	(HK\$)	(HK\$/m2 CFA)
1. Site Preparation Works (based on awarded contract sum) - Site Investigation Works - Tree and Site Survey - Hoardings and Covered Walkways - Tree Transplant		3,600,000	74
2. Foundations (assume bored piles av. 40m deep from existing ground)		117,810,000	2,427
3. Pile Caps and Basement Slab		29,640,000	611
4. Basement Enclosure (1 level)		28,320,000	583
5. Building and Building Services	48,540	740,970,000	15,265
5.1 Carpark (1 level; 4.5m storey ht; in basement)	3,000	22,160,000	7,387
5.2 Office (33 floors x 1380m2) G/F: Entrance Lobby + Plant Room (6m storey ht) 1/F to 30/F: Typical floors (4.2m storey ht) + 1 refuge floor + 1 Mechanical floor (both 5m storey ht)	45,540	718,810,000	15,784
6. External and Landscaping Works		8,500,000	175
	48,540	928,840,000	19,136
7. Preliminaries (15% of items 2 to 6)		138,790,000	2,859
8. Contingencies (10% of items 2 to 7)		106,400,000	2,192
Total Anticipated Construction Cost at July 2013 Price Level	48,540	1,174,030,000	24,187 (\$3,030/sq.ft. GFA)



Attachment to Question No. 1

PROPOSED ABC OFFICE DEVELOPMENT COST PLAN NO. 1

A. SUMMARY OF COST PLAN (Cont'd)

Exclusions

1. Land cost or conversion premium.
2. Financing charges and developer's overheads.
3. Professional fees, marketing fees and legal fees.
4. Pre-opening and promotion expenses.
5. All sub-circuits for power supply and lighting at office tenant areas.
6. The cost of forming multi-tenancy corridors and partitions at office floors.
7. Fluctuation in construction costs from July 2013 price level to those at the date of tenders for the various construction packages.



Attachment to Question No. 1

PROPOSED ABC OFFICE DEVELOPMENT COST PLAN NO. 1

B. ELEMENTAL BREAKDOWNS FOR BUILDING AND BUILDING SERVICES

I. CARPARK (4.5m floor height)

Construction Floor Area (CFA) = 3,000 m² 9th August 2013

Element	Elemental Total	Elemental Unit Cost
	(HK\$)	(HK\$/m ² CFA)
1. Carcase		
1.1 Frame and slabs (assume same as office)	10,140,000	3,380
1.2 Internal walls	600,000	200
1.3 Doors and Fire Shutters	600,000	200
	[11,340,000]	[3,780]
2. Finishings		
2.1 Roof finishes	900,000	300
2.2 Floor finishes	1,050,000	350
2.3 Internal wall finishes	750,000	250
2.4 Ceiling finishes	600,000	200
2.5 Decor, graphics and signage	300,000	100
	[3,600,000]	[1,200]
3. Furniture and Fittings		
3.1 Metal works and sundries	240,000	80
	[240,000]	[80]
4. Services		
4.1 Plumbing and disposal	900,000	300
4.2 Electrical	1,800,000	600
4.3 Fire services	1,050,000	350
4.4 MVAC	2,100,000	700
4.5 Lifts (included in office cost)		
4.6 Carpark control system	800,000	267
4.7 Builders work, profit and attendance	330,000	110
	[6,980,000]	[2,327]
Total	22,160,000	7,387

- PP/338-



Attachment to Question No. 1

PROPOSED ABC OFFICE DEVELOPMENT COST PLAN NO. 1

B. ELEMENTAL BREAKDOWNS FOR BUILDING AND BUILDING SERVICES (Cont'd)

II. OFFICE

Construction Floor Area (CFA) = 45,540 m² 9th August 2013

Element	Elemental Total	Elemental Unit Cost
	(HK\$)	(HK\$/m ² CFA)
1. Carcase		
1.1 Frame and slabs	153,970,000	3,380
1.2 External walls	1,170,000	26
1.3 Internal walls	13,240,000	291
1.4 Doors and shutters	5,850,000	129
1.5 Canopies		
1.6 Structural glazing	135,020,000	2,965
1.7 Curtain walls		
1.8 Windows and louvres		
	[309,250,000]	[6,791]
2. Finishings		
2.1 Roof finishes	950,000	21
2.2 Floor finishes	39,280,000	863
2.3 Internal wall finishes	30,700,000	674
2.4 Ceiling finishes	22,500,000	494
2.5 External wall finishes	4,640,000	102
2.6 Decor, graphics and signage	7,640,000	168
	[105,710,000]	[2,321]
3. Furniture and Fittings		
3.1 Metal works and sundries		
3.2 Built-in furniture and fittings	20,410,000	448
3.3 Special lighting fittings		
	[20,410,000]	[448]
4. Services		
4.1 Sanitary fittings	5,540,000	122
4.2 Plumbing and disposal		
4.3 Electrical and ELV		
4.4 Fire services		
4.5 MVAC	264,400,000	5,806
4.6 Lifts including fit out		
4.7 Gondola		
4.8 Façade lighting		
4.9 Builders work, profit and attendance	13,500,000	296
	[283,440,000]	[6,224]
Total	718,810,000	15,784



Attachment to Question No. 1

PROPOSED ABC OFFICE DEVELOPMENT

COST PLAN NO. 1

C. BACK-UP CALCULATIONS

9th August 2013

Description	Quantity	Unit	Rate HK\$	Amount HK\$	Total (HK\$)
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Section 2 - Foundations

a. Bored piles; assume 2.5m dia. average 40m; allow 60 no.	11,781	m3	10,000	117,810,000	117,810,000
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Section 3 - Pile Caps and Basement Slab

a. Pile caps	48,540	m2 CFA	450	21,843,000	
b. Ground beams and slabs (basement floor area)	3,000	m2	2,600	7,800,000	
				29,643,000	29,640,000

Section 4 - Basement Enclosure (1 level)

Basement floor plan =	3,000	m2 (60 x 50m)			
Basement perimeter =	220	m			
Basement storey height =	4.5	m			
Excavation depth =	6.5	m (4.5m + 2m for basement slab and pile caps)			
Depth of sheet piles =	13.0	m (2 times the excavation depth)			

a. Excavate and cart away = 3000m2 x 6.5m =	19,500	m3	375	7,312,500	
b. Steel sheet piles av. 13m deep (150kg/m2) = 220 x 13m x 150kg/m2 =	429,000	kg	15	6,435,000	
c. Strutting for sheet piles (400kg/m2); 6.5m exposed height = 220 x 6.5m x 400kg/m2 =	572,000	kg	15	8,580,000	
d. Grout curtain; assume not required	-	-	-	-	
e. 400mm RC Screen wall; 4.5m high	990	m2	2,120	2,098,800	
f. Waterproofing to screen wall	990	m2	300	297,000	
g. Waterproofing to basement slab	3,000	m2	300	900,000	
h. Wearing slab to basement slab	3,000	m2	450	1,350,000	
i. Sundries and dewatering (5%)		sum		1,348,665	
				28,321,965	28,320,000



Attachment to Question No. 1

C. BACK-UP CALCULATIONS (Cont'd)

Section 5.2 - Office Building and Building Services

9th August 2013

Construction Floor Areas of Office =		45,540	m2			
Description	Quantity	Unit	Rate (HK\$)	Amount (HK\$)	Total (HK\$)	
1.1 <u>Frame and slabs</u>						
Horizontal elements						
Reinforced concrete, Grade 40; to slab and beam (0.4m3 per 1m2 CFA)	18,216	m3	1,300	23,680,800		
Rebar to slab and beam (average 180kg/m3)	3,278,880	kg	10.0	32,788,800		
Formwork to slab and beam (1.8m2 per 1m2 CFA)	81,972	m2	350	28,690,200		
Allow 5% for miscellaneous		sum		4,258,000		89,420,000
Vertical elements						
Reinforced concrete, Grade 60; to column and structural wall (0.2m3 per 1m2 CFA)	9,108	m3	2,000	18,216,000		
Rebar to column and structural wall (average 300kg/m3)	2,732,400	kg	10.0	27,324,000		
Formwork to column and structural wall (1m2 per 1m2 CFA)	45,540	m2	350	15,939,000		
Allow 5% for miscellaneous		sum		3,074,000		64,550,000
						153,970,000
1.2 <u>External walls</u>		sum				1,170,000
1.3 <u>Internal walls</u>						
150mm thick reinforced concrete wall	8,000	m2	950	7,600,000		
150mm thick concrete block wall	2,400	m2	350	840,000		
Toilet cubicles	600	No.	8,000	4,800,000		
						13,240,000
1.4 <u>Doors and shutters</u>						
Double leaf timber door to service lift lobbies	32	No.	15,000	480,000		
Single leaf metal door to plant rooms	150	No.	15,000	2,250,000		
Single leaf timber door to lavatories	120	No.	10,000	1,200,000		
Single leaf timber door to staircases	192	No.	10,000	1,920,000		
						5,850,000
1.5 <u>Structural glazing curtain walls, windows and louvres and canopies</u>		sum				135,020,000
2.1 <u>Roof finishes</u>						
Waterproofing membrane and insulation with protective cement screed and tiles.	1,380	m2	600	828,000		
Allow 15% for skirting, miscellaneous		sum		124,000		
						952,000
2.2 <u>Floor finishes</u>						
Granite slab (PC supply rate \$3,000/m2) to entrance lobby	400	m2	4,800	1,920,000		
Self levelling screed to tenant areas	32,100	m2	180	5,778,000		
Raised floor without carpet to office tenant areas	32,100	m2	700	22,470,000		
Granite slab (PC supply rate \$2,500/m2) to typical lift lobbies	360	m2	4,000	1,440,000		
Granite slab (PC supply rate HK\$1,000/m2) to toilets	900	m2	2,200	1,980,000		
Homogeneous tiles to corridors to Plant Rooms & Service lift lobbies	1,000	m2	500	500,000		
Cement and sand screeding with dustproof hardener to plant rooms	3,000	m2	250	750,000		
Cement and sand screeding and nosing tile to staircases and smoke lobbies	800	m2	400	320,000		
Cement and sand screeding with dustproof hardener to mechanical floor and refuge floor	2,200	m2	250	550,000		
Allow 10% for skirting, miscellaneous		sum		3,571,000		
						39,279,000
						39,280,000



Attachment to Question No. 1

C. BACK-UP CALCULATIONS (Cont'd)

Section 5.2 - Office Building and Building Services

9th August 2013

Construction Floor Areas of Office = 45,540 m²

Description	Quantity	Unit	Rate (HK\$)	Amount (HK\$)	Total (HK\$)
2.3 Internal wall finishes					
Granite slab (PC supply rate \$3,000/m ²) to entrance lobby	1,600	m ²	5,000	8,000,000	
Plaster and paint to tenant areas	13,000	m ²	150	1,950,000	
Granite slab (PC supply rate \$2,500/m ²) to typical lift lobbies	1,200	m ²	4,000	4,800,000	
Granite tiles (PC supply rate \$1,000/m ²) to toilets	5,400	m ²	2,200	11,880,000	
Homogeneous tiles to corridors to plant rooms and service lift lobbies	4,000	m ²	500	2,000,000	
Skim coat plaster to plant rooms	12,000	m ²	60	720,000	
Plaster and paint to staircases and smoke lobbies	4,000	m ²	150	600,000	
Ditto to mechanical floors	5,000	m ²	150	750,000	
				30,700,000	30,700,000
2.4 Ceiling finishes					
Gypsum board suspended ceiling to entrance lobby	400	m ²	2,000	800,000	
Aluminium panel ceiling to typical lift lobbies	360	m ²	600	216,000	
Ditto to toilets	900	m ²	600	540,000	
Ditto to office tenant areas	32,100	m ²	600	19,260,000	
Ditto to corridor to plant rooms & service lift lobbies	1,000	m ²	600	600,000	
Plaster and emulsion paint to plant rooms	3,600	m ²	150	540,000	
Ditto to staircases	960	m ²	150	144,000	
Ditto to mechanical floors	2,640	m ²	150	396,000	
				22,496,000	22,500,000
2.5 External wall finishes					
Granite slab (PC supply rate \$3,000/m ²) to podium	800	m ²	5,000	4,000,000	
Ceramic tiles to lift machine rooms / roof plant rooms	400	m ²	550	220,000	
Allow 10% for fins and features				422,000	
				4,642,000	4,640,000
2.6 Decor, graphics and signage		sum			7,640,000
3.1 Metal works and sundries					
3.2 Built-in furniture and fittings		sum			20,410,000
3.3 Special lighting fittings					
4.1 Sanitary fittings					5,540,000
4.2 Plumbing and disposal					
4.3 Electrical and ELV					
4.4 Fire services					
4.5 MVAC		sum			264,400,000
4.6 Lifts including fit out					
4.7 Gondola					
4.8 Façade lighting					
4.9 Builders work, profit and attendance		sum			13,500,000
Total for Office Superstructure					718,810,000

- PP/340-



Attachment to Question 1

