

FINAL ACCOUNT

FOR
MAIN CONTRACT

FOR

THE PROPOSED PROPERTY DEVELOPMENT

AT

WEST RAIL LONG PING STATION (SOUTH), YUEN LONG TOWN LOT NO. 512

LOI FU INVESTMENT COMPANY LTD.
Employer

ANDREW LEE KING FUN & ASSOCCOATES ARCHITECTS LTD.
Architect

MEINHARDT (C&S) LTD.
Structural and Geotechnical Engineer

MEINHARDT (M&E) LTD.
Building Services Engineer

CURRIE & BROWN (CHINA) LTD.
Quantity Surveyor

CHINA OVERSEAS BUILDING CONSTRUCTION LTD.
Contractor

STATEMENT OF FINAL ACCOUNT
FOR
MAIN CONTRACT
FOR
THE PROPOSED PROPERTY DEVELOPMENT
AT
WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512

Contractor : China Overseas Building Construction Limited

	Omissions HK\$	Additions HK\$
Awarded Contract Sum		1,490,000,000.00
Adjustment of Contract Works:		
i. Measurement of Variation Works (Refer to Appendix A)	37,947,972.00	119,735,139.97
ii. Remeasurement of Provisional Quantities (Refer to Appendix B)	110,561,936.95	110,976,784.56
iii. Adjustment of Provisional Sum (Refer to Appendix C)	14,700,000.00	8,222,222.22
iv. Adjustment of PC Sums (Refer to Appendix D)	465,357,600.00	484,502,195.34
v. Adjustment of Profit and Attendance of Main Contractor (Refer to Appendix E)	17,726,646.54	18,000,088.79
vi. Claims (Refer to Appendix F)	-	4,268,061.88
vii. Contra Charge (Refer to Appendix G)	310,657.00	-
Total Omissions / Additions :	646,604,812.49	2,235,704,492.76
Less Total Omissions :		646,604,812.49
Final Contract Sum :		1,589,099,680.27

STATEMENT OF FINAL ACCOUNT
FOR
MAIN CONTRACT
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THE PROPOSED PROPERTY DEVELOPMENT
AT
WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512

We hereby confirm that the above Statement of Final Account in accordance with the terms of the Contract.

Contractor.
China Oversea Building Construction Ltd.

Date

Architect.
Andrew Lee King Fun & Associate Architects Ltd.

Date

Quantity Suveyor
Currie and Brown (China) Ltd.

Date

STATEMENT OF FINAL ACCOUNT
FOR
MAIN CONTRACT
FOR
THE PROPOSED PROPERTY DEVELOPMENT
AT
WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512

	<u>APPENDIX</u>	<u>PAGE</u>
A.	Measurement of Variation Works	A/1 - A/37
B.	Remeasurement of Provisional Quantities	B/1 - B/12
C.	Adjustment of Provisional Sum	C/1 - C/2
D.	Adjustment of PC Sums	D/1 - D/2
E.	Adjustment of Profit and Attendance of Main Contractor	E/1 -E/2
F.	Claims	F/1
G.	Contra Charge	G/1
H.	Contract Information	H/1

APPENDIX A

ADJUSTMENT OF VARIATION WORKS

**THE PROPOSED PROPERTY DEVELOPMENT
AT WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512
MAIN CONTRACT**

APPENDIX 'A'

MEASUREMENT OF VARIATION WORKS

AI Ref.	DESCRIPTION	OMISSIONS	ADDITIONS
		HK\$	HK\$
	Brought Forward \$	37,947,972.00	115,288,125.47
1322-MC-497	Quantity Adjustment (Rectification of BQ Errors) for (Hot Water Installation) at Tower 1	-	426,157.86
1322-MC-498	Quantity Adjustment (Rectification of BQ Errors) for (Hot Water Installation) at Tower 2	-	639,236.78
1322-MC-499	Quantity Adjustment (Rectification of BQ Errors) for (Hot Water Installation) at Tower 3	-	639,236.78
1322-MC-500	Quantity Adjustment (Rectification of BQ Errors) for (Hot Water Installation) at Tower 5	-	262,250.99
1322-MC-501	Glass Replacement Works Requested by Flat Owners for Tower 1	-	550,000.00
1322-MC-502	Glass Replacement Works Requested by Flat Owners for Tower 2	-	630,000.00
1322-MC-503	Glass Replacement Works Requested by Flat Owners for Tower 3	-	850,000.00
1322-MC-504	Glass Replacement Works Requested by Flat Owners for Tower 5	-	450,132.09
Total Carried to Statement of Final Account \$		37,947,972.00	119,735,139.97

APPENDIX B

REMEASUREMENT OF PROVISIONAL QUANTITIES

APPENDIX 'B'

BQ Reference No.	DESCRIPTION	OMISSIONS	ADDITIONS
		HK\$	HK\$
	Brought Forward \$	76,591,988.00	75,978,940.76
Revised concrete, formwork and reinforcement of basement substructure and podium superstructure (TQ no.8-QS2)			
TQ No.8/AppC(A)/1/A-L	Reinforcement; basement	6,293,471.90	6,293,471.90
TQ No.8/AppC(A)/2/A-L	Reinforcement; podium	31,171,035.20	31,171,035.20
TQ No.8/AppC(A)/3A	Ground Beam - RC	1,089,600.00	1,543,600.00
TQ No.8/AppC(A)/3B	Ground Beam - FWK	966,000.00	1,560,720.00
	Adjustment of discount factor (-4.78%)	-5,550,158.15	-5,570,983.30
Total Carried to Statement of Final Account \$		110,561,936.95	110,976,784.56

APPENDIX C

ADJUSTMENT OF PROVISIONAL SUM

**THE PROPOSED PROPERTY DEVELOPMENT
AT WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512
MAIN CONTRACT**

APPENDIX 'C'

ADJUSTMENT OF PROVISIONAL SUM

ARCHITECT'S INSTRUCTION NO.	DESCRIPTION	OMISSIONS	ADDITIONS
		HK\$	HK\$
	Brought Forward \$	11,200,000.00	7,722,222.22
TQ5(AppD)/1/A	Defects rectification works for areas handed over to the government departments	500,000.00	500,000.00
TQ8(AppB)/1/A	Podium, clubhouse, shuttle lobby and 2/F tower lobby glass wall system	3,000,000.00	-
Total Carried to Statement of Final Account \$		14,700,000.00	8,222,222.22

APPENDIX D

ADJUSTMENT OF PC SUMS

**THE PROPOSED PROPERTY DEVELOPMENT
AT WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512
MAIN CONTRACT**

APPENDIX 'D'

ADJUSTMENT OF PC SUMS

BQ REF.	DESCRIPTION	OMISSIONS	ADDITIONS
		HK\$	HK\$
	Brought Forward \$	297,732,600.00	312,389,848.45
10/3/G	Prime Cost Sum for Supply and Installation of Kitchen Appliances <i>(AI-MC-130 refers)</i>	17,140,000.00	16,521,530.00
10/3/K	Prime Cost Sum for Supply and Installation of Kitchen Cabinet <i>(AI-MC-129 refers)</i>	42,639,000.00	23,106,481.05
10/4/A	Prime Cost Sum for Electrical and ELV Installation <i>(AI-MC-019 refers)</i>	95,040,000.00	123,540,512.25
10/4/D	Prime Cost Sum for Soft Landscape <i>(AI-MC-223 refers)</i>	12,806,000.00	8,943,823.59
Total Carried to Statement of Final Account \$		465,357,600.00	484,502,195.34

APPENDIX E

ADJUSTMENT OF PROFIT AND ATTENDANCE OF MAIN CONTRACTOR

**THE PROPOSED PROPERTY DEVELOPMENT
AT WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512
MAIN CONTRACT**

APPENDIX 'E'

ADJUSTMENT OF PROFIT AND ATTENDANCE OF MAIN CONTRACTOR

ARCHITECT'S INSTRUCTION NO.	DESCRIPTION	OMISSIONS	ADDITIONS
		HK\$	HK\$
	Brought Forward \$	11,949,641.00	12,169,499.73
10/3/H	1.5% profit	257,100.00	247,822.95
10/3/J	Allow for attendance for Supply and Installation of Kitchen Appliances	342,800.00	342,800.00
10/3/L	1.5% profit	639,585.00	346,597.22
10/3/M	Allow for attendance for Supply and Installation of Kitchen Cabinet	852,780.00	852,780.00
10/4/B	1.5% profit	1,425,600.00	1,853,107.68
10/4/C	Allow for attendance for Electrical and ELV Installation	1,900,800.00	1,900,800.00
10/4/E	1.5% profit	192,090.00	134,157.35
10/4/F	Allow for attendance for Soft Landscape	256,120.00	256,120.00
10/5/A	Allow for attendance for Direct Contractors	750,000.00	750,000.00
10/5/A	Allow for attendance for previous contractor	50,000.00	50,000.00
	Adjustment for (-) 4.78% discount	(889,869.46)	(903,596.14)
Total Carried to Statement of Final Account \$		17,726,646.54	18,000,088.79

APPENDIX F

CLAIMS

**THE PROPOSED PROPERTY DEVELOPMENT
AT WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512
MAIN CONTRACT**

APPENDIX 'F'

CLAIMS

ARCHITECT'S INSTRUCTION NO.	DESCRIPTION	OMISSIONS	ADDITIONS
		HK\$	HK\$
COBC-Claim-01	Additional Cost of Low-E Glass for IGU at Living / Dining Room and Bedroom in Towers	-	720,783.70
COBC-Claim-02	Confirmation of Abortive works under RFIs and AIs	-	997,463.79
COBC-Claim-03	Left-in Metal Formwork for Existing Refuse Collection Point (RCP) External Wall	-	896,919.89
COBC-Claim-04	Additional Epidemic Prevention Materials, Safety Officer and Watchman During COVID-19	-	672,894.50
COBC-Claim-05	Additional Site Cleaning for Tower and External Area During COVID-19	-	980,000.00
Total Carried to Statement of Final Account \$		-	4,268,061.88

APPENDIX G

CONTRA CHARGE

THE PROPOSED PROPERTY DEVELOPMENT
AT WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512
MAIN CONTRACT

APPENDIX 'G'

CONTRA CHARGE

ITEM REF.	DESCRIPTION	OMISSIONS	ADDITIONS
		HK\$	HK\$
COBC-Contra Charge-01	CLP Electricity Bill	310,657.00	-
Total Carried to Statement of Final Account \$		310,657.00	-

APPENDIX 'H'

CONTRACT INFORMATION

**THE PROPOSED PROPERTY DEVELOPMENT
AT WEST RAIL LONG PING STATION (SOUTH) YUEN LONG TOWN LOT NO. 512
MAIN CONTRACT**

APPENDIX 'H'

CONTRACT INFORMATION

- | | |
|--|---|
| 1. Contract Title | Main Contract of the Proposed Property Development at West Rail Long Ping Station (South) Yuen Long Town Lot No. 512 |
| 2. Main Contractor | China Oversea Building Construction Ltd. |
| 3. Architect | Andrew Lee King Fun & Associates Architects Limited |
| 4. Quantity Surveyor | Currie & Brown (China) Limited |
| 5. Final Contract Sum | HK\$1,589,099,680.27 |
| 6. Contract Period | |
| Commencement Date | 19 May 2017 |
| Completion Date | |
| Section 1 | 24 March 2019 |
| Section 2 | 23 May 2019 |
| Section 3 | 20 September 2019 |
| Extended Completion Date | |
| Section 1 | 12 September 2019 |
| Section 2 | 11 November 2019 |
| Section 3 | 3 April 2020 |
| Date of Substantial Completion | |
| Section 1 | 12 September 2019 |
| Section 2 | 11 November 2019 |
| Section 3 | 3 April 2020 |
| Liquidated and Ascertained Damages per day | |
| Section 1 | HK\$325,000.00 |
| Section 2 | HK\$1,589,861,286.27 |
| Section 3 | HK\$368,000.00 |
| 9. Defects Liability Period | 12 Months from Date of Substantial Completion of the whole of the Works
(except 24 months Defects Liability Period for Lift and 30 months Defects Liability Period for Building Maintenance Units) |