

**FINANCIAL STATEMENT**  
**FOR**  
**MAIN CONTRACT**  
**FOR**  
**RENOVATION WORKS FOR PHASE 1**  
**OF**  
**FORTUNE KINGSWOOD**  
**IN**  
**TIN SHUI WAI**  
**FOR**  
**TIN SHUI WAI DEVELOPMENT LIMITED**  
**C/O**  
**ARA ASSET MANAGEMENT (FORTUNE) LIMITED**  
**Jan-20**

**CURRIE & BROWN (CHINA) LTD**  
**Chartered Quantity Surveyors**  
**11th Floor, Island Place Tower**  
**510 King's Road**  
**North Point**  
**Hong Kong**

**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD**

**FINANCIAL STATEMENT**

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## APPENDIX A

### MAIN CONTRACT WORKS

**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD IN TIN SHUI WAI**

**Appendix A**

**FINANCIAL STATEMENT**

**Summary of Anticipated Final Contract Sum**

Contractor : T&D Engineering Limited

	Omissions HK\$	Additions HK\$
Awarded Contract Sum	-	168,551,506.00
<u>Less</u> Provisional Sum for Contingencies	8,000,000.00	-
Adjustment of Contract Sum: -		
- Adjustment of Provisional Quantities (refer Appendix A1)	1,575,900.00	45,500.00
- Adjustment of Provisional Sum (refer Appendix A2)	5,100,000.00	4,861,290.00
- Adjustment of Prime Cost Sums (refer Appendix A3)	3,984,000.00	3,815,000.00
- Adjustment of Prime Cost Rate Items (refer Appendix A4)	9,385,565.00	8,887,765.00
- Adjustment of Profit and Attendance of Contractor (refer Appendix A5)	119,520.00	114,450.00
- Net estimated cost of variations by AI <b><u>as at 14 Jan 2020</u></b> (refer Appendix A6)	-	3,263,313.11
- Estimated Cost of Potential Variations (refer Appendix A7)	-	-
Total Omissions / Additions \$	28,164,985.00	189,538,824.11
<u>Less</u> Total Omissions	\$	(28,164,985.00)
ANTICIPATED FINAL CONTRACT SUM	\$	161,373,839.11

**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD IN TIN SHUI WAI**

**Appendix A1**

**FINANCIAL STATEMENT**

**Adjustment of Provisional Quantities**

Ref.	DESCRIPTION	OMISSIONS	ADDITIONS	REMARKS
		HK\$	HK\$	
S2.1.1/6/A	Concrete spalling repair	1,300,000.00	-	-
S2.1.2/6/G	Timber hoarding board to enclosed open shopfront area	35,000.00	35,000.00	-
S2.1.2/6/H	Extra over timber hoarding board for forming doors	10,500.00	10,500.00	-
S3.3.1/7/B	Glass balustrade; 1600 mm high above F.F.L.	230,400.00	-	-
Total Carried to Appendix A \$		1,575,900.00	45,500.00	
		Less omissions	(1,575,900.00)	
		Net Amount \$	(1,530,400.00)	

**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD IN TIN SHUI WAI**

**Appendix A2**

**FINANCIAL STATEMENT**

**Adjustment of Provisional Sum**

Ref.	DESCRIPTION	OMISSIONS	ADDITIONS	REMARKS
		HK\$	HK\$	
S5/1/D	Provisional Sum for Soft Landscape Work	200,000.00	117,000.00	A-046
S5/1/E	Provisional Sum for Customer Services Counters	400,000.00	244,290.00	A-044
S5/1/F	Provisional Sum for Upgrading, Replacing and Aging Existing Building Services Works	1,500,000.00	1,500,000.00	-
S5/1/G	Provisional Sum for Landlord Provision	2,000,000.00	2,000,000.00	-
S5/1/H	Provisional Sum for Fitting Out, Furniture and Equipment for Shroff Office	200,000.00	200,000.00	A-056
S5/1/J	Provisional Sum for Fixture, Signage and Art Features	800,000.00	800,000.00	-
Total Carried to Appendix A \$		5,100,000.00	4,861,290.00	
		Less omissions	(5,100,000.00)	
		Net Amount \$	(238,710.00)	

**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD IN TIN SHUI WAI**

**Appendix A3**

**FINANCIAL STATEMENT**

**Adjustment of Prime Cost Sums**

Ref.	DESCRIPTION	OMISSIONS	ADDITIONS	REMARKS
		HK\$	HK\$	
S5/1/A	Prime Cost Sum for Escalators Installation	3,984,000.00	3,815,000.00	-
Total Carried to Appendix A \$		3,984,000.00	3,815,000.00	
		Less omissions	(3,984,000.00)	
		Net Amount \$	(169,000.00)	

FINANCIAL STATEMENT

Adjustment of Prime Cost Rate Items

SOR Ref.	DESCRIPTION	PC rate	SOR Qty	Unit	OMISSIONS	Confirmed PC rate / Actual Supply Rate	Ref.	ADDITIONS	REMARKS
					HK\$			HK\$	
	<b>Schedule No. 2.1.4 New Lavatories and Corridor Leading to Existing Lavatories</b>								
S2.1.4/9/C	Cubicle system	12,000.00	36	Set	432,000.00	12,000.00	Quotation ref no. HQ180414FH-2-R01	432,000.00	
S2.1.4/17/B	Homogenous tiles system; "Lea - Waterfall - Gray Flow" (Grip Finish)	260.00	108.0	m2	28,080.00	260.00	Quotation ref no. CLE3990	28,080.00	
S2.1.4/17/C	Homogenous tiles system; "Lea - Waterfall - Gray Flow" (Grip Finish)	260.00	6.0	m2	1,560.00	260.00	Quotation ref no. CLE3990	1,560.00	
S2.1.4/17/D	Homogenous tiles system; "Lea - Waterfall - Gray Flow" (Grip Finish)	260.00	12.0	m2	3,120.00	260.00	Quotation ref no. CLE3990	3,120.00	
S2.1.4/19/B	Reconstituted stone floor system; "Stone Italiana - Sabbiamarina"	1,500.00	74.0	m2	111,000.00	1,400.00	Quotation ref no. CLE3990	103,600.00	
S2.1.4/21/A	Homogenous tiles system; "Lea - Waterfall - Ivory Flow" (Natural Finish)	290.00	129.0	m2	37,410.00	290.00	Quotation ref no. CLE3990	37,410.00	
S2.1.4/22/B	Homogenous tiles system; "Lea - Waterfall - Ivory Flow" (Natural Finish)	290.00	92.0	m2	26,680.00	290.00	Quotation ref no. CLE3990	26,680.00	
S2.1.4/24/A	Glazed ceramic tiles system; "Lixil - Jikina"	520.00	13.0	m2	6,760.00	520.00	Quotation ref no. QJ- 135-18/JC	6,760.00	
S2.1.4/26/A	Plastic laminate "Formica"; composite wall finishes	370.00	140.0	m2	51,800.00	370.00	Quotation ref no. 8145	51,800.00	
S2.1.4/26/B	Plastic laminate "Formica"	370.00	95.0	m2	35,150.00	370.00	Quotation ref no. 8145	35,150.00	
S2.1.4/26/C	Skirtings; "Stone Italiana - Viola Glamour"	225.00	84.0	m	18,900.00	225.00	Quotation ref no. CLE3990	18,900.00	
	<b>Schedule No. 2.2.2 Existing Lavatories and Corridor Leading to Existing Lavatories</b>								
S2.2.2/9/A	Cubicle system	12,000.00	45	Set	540,000.00	12,000.00	Quotation ref no. HQ180414FH-2-R01	540,000.00	
S2.2.2/17/C	Homogenous tiles system; "Lea - Waterfall - Gray Flow" (Grip Finish)	260.00	185.0	m2	48,100.00	260.00	Quotation ref no. CLE3990	48,100.00	
S2.2.2/17/D	Reconstituted stone floor system; "Stone Italiana - Sabbiamarina"	1,500.00	128.0	m2	192,000.00	1,400.00	Quotation ref no. CLE3990	179,200.00	
S2.2.2/20/B	Homogenous tiles system; "Lea - Waterfall - Ivory Flow" (Natural Finish)	290.00	302.0	m2	87,580.00	290.00	Quotation ref no. CLE3990	87,580.00	
S2.2.2/21/D	Skirtings; "Stone Italiana - Viola Glamour"	225.00	165.0	m	37,125.00	225.00	Quotation ref no. CLE3990	37,125.00	
S2.2.2/22/A	Homogenous tiles system; "Lea - Waterfall - Ivory Flow" (Natural Finish)	290.00	160.0	m2	46,400.00	290.00	Quotation ref no. CLE3990	46,400.00	
S2.2.2/23/A	Composite wall finishes; comprising plastic laminate "Formica" and aluminium features in curved profile	370.00	45.0	m2	16,650.00	370.00	Quotation ref no. 8145	16,650.00	
S2.2.2/23/B	Plastic laminate "Formica"	370.00	400.0	m2	148,000.00	370.00	Quotation ref no. 8145	148,000.00	
	Carried Forward:				1,868,315.00			1,848,115.00	



FINANCIAL STATEMENT

Adjustment of Prime Cost Rate Items

SOR Ref.	DESCRIPTION	PC rate	SOR Qty	Unit	OMISSIONS	Confirmed PC rate / Actual Supply Rate	Ref.	ADDITIONS	REMARKS
	Brought Forward:				1,868,315.00			1,848,115.00	
	<b><u>Schedule No. 2.2.4 External and Miscellaneous Repair Works</u></b>								
S2.2.4/10/A	Natural granite tile; "Desieto Gris"	1,200.00	78.0	m2	93,600.00	1,200.00	Quotation ref no. GMA-P2053-Q03	93,600.00	
S2.2.4/10/B	Natural granite tile; "Desieto Gris"	1,200.00	41.0	m2	49,200.00	1,200.00	Quotation ref no. GMA-P2053-Q03	49,200.00	
S2.2.4/10/C	Natural granite tile; "Desieto Gris"	1,200.00	55.0	m2	66,000.00	1,200.00	Quotation ref no. GMA-P2053-Q03	66,000.00	
	<b><u>Schedule No. 2.3.1 Arcade and Lift Lobby Renocation Works</u></b>								
S2.3.1/16/A	Reconstituted stone; "Stone Italiana - Sabbiamarina"	1,500.00	15.0	m2	22,500.00	1,400.00	Refer reply to TQ6	21,000.00	
S2.3.1/16/B	Reconstituted stone; "Stone Italiana - Viola"	1,500.00	1.0	m2	1,500.00	1,400.00	Refer reply to TQ6	1,400.00	
S2.3.1/18/C	Reconstituted stone; "Stone Italiana - Sabbiamarina"	1,500.00	3150.0	m2	4,725,000.00	1,400.00	Refer reply to TQ6	4,410,000.00	
S2.3.1/18/D	Reconstituted stone; "Stone Italiana - Sabbiamarina"	225.00	466.0	m	104,850.00	225.00	Refer reply to TQ6	104,850.00	
S2.3.1/19/A	reconstituted stone floor system (F1); "Stone Italiana -Chocolat"	1,500.00	18.0	m2	27,000.00	1,400.00	Refer reply to TQ6	25,200.00	
S2.3.1/19/B	reconstituted stone floor system (F1); "Stone Italiana -Noisette"	1,500.00	191.0	m2	286,500.00	1,400.00	Refer reply to TQ6	267,400.00	
S2.3.1/19/C	reconstituted stone floor system (F1); "Stone Italiana - Viola"	1,500.00	6.0	m2	9,000.00	1,400.00	Refer reply to TQ6	8,400.00	
S2.3.1/20/A	reconstituted stone floor system; "Stone Italiana - Sabbiamarina"	1,500.00	90.0	m2	135,000.00	1,400.00	Refer reply to TQ6	126,000.00	
S2.3.1/20/B	reconstituted stone floor system; "Stone Italiana - Viola Glamour"	225.00	50.0	m	11,250.00	225.00	Refer reply to TQ6	11,250.00	
	<b><u>Schedule No. 3.3.1 Arcade and Lift Lobby Renocation Works</u></b>								
S3.3.1/14/A	Reconstituted stone; "Stone Italiana - Sabbiamarina"	1,500.00	4.0	m2	6,000.00	1,400.00	Refer reply to TQ6	5,600.00	
S3.3.1/14/B	Reconstituted stone; "Stone Italiana - Viola"	1,500.00	1.0	m2	1,500.00	1,400.00	Refer reply to TQ6	1,400.00	
S3.3.1/17/C	reconstituted stone floor system; "Stone Italiana - Sabbiamarina"	1,500.00	976.0	m2	1,464,000.00	1,400.00	Refer reply to TQ6	1,366,400.00	
S3.3.1/17/D	reconstituted stone floor system; "Stone Italiana - Sabbiamarina"	225.00	86.0	m	19,350.00	225.00	Refer reply to TQ6	19,350.00	
S3.3.1/18/A	reconstituted stone floor system (F1); "Stone Italiana -Chocolat"	1,500.00	9.0	m2	13,500.00	1,400.00	Refer reply to TQ6	12,600.00	
S3.3.1/18/B	reconstituted stone floor system (F1); "Stone Italiana -Noisette"	1,500.00	206.0	m2	309,000.00	1,400.00	Refer reply to TQ6	288,400.00	
S3.3.1/18/C	reconstituted stone floor system (F1); "Stone Italiana - Viola"	1,500.00	39.0	m2	58,500.00	1,400.00	Refer reply to TQ6	54,600.00	
S3.3.1/19/A	reconstituted stone floor system; "Stone Italiana - Sabbiamarina"	1,500.00	70.0	m2	105,000.00	1,400.00	Refer reply to TQ6	98,000.00	
S3.3.1/19/B	reconstituted stone floor system; "Stone Italiana - Viola Glamour"	225.00	40.0	m	9,000.00	225.00	Refer reply to TQ6	9,000.00	
Total Carried to Appendix A \$					9,385,565.00			8,887,765.00	
					Less omissions			(9,385,565.00)	
					Net Amount \$			(497,800.00)	

**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD IN TIN SHUI WAI**

**Appendix A5**

**FINANCIAL STATEMENT**

**Adjustment of Profit and Attendance of Contractor**

Ref.	DESCRIPTION	OMISSIONS	ADDITIONS	REMARKS
		HK\$	HK\$	
S5/1/B	Allow 3% Contractor's profit for Escalators Installation NSC	119,520.00	114,450.00	-
Total Carried to Appendix A \$		119,520.00	114,450.00	
		Less omissions	(119,520.00)	
		Net Amount \$	(5,070.00)	

**FINANCIAL STATEMENT**

**Estimated cost of variations by AI**

AI No.	DESCRIPTION	IPF Amount		VO amount Submitted by Contractor	Assessed Amount (Builder's part by CB) (A)	Assessed Amount by (M&E part by TAP) (B)	Total Assessed Amount (A) + (B)	Remarks
		OMISSIONS HK\$	ADDITIONS HK\$					
A-001	Site Possession, Contract Commencement and Construction Drawings	-	-	-	0.00	0.00	0.00	No Cost Implication
A-002	Nominated Escalator Sub-contract	-	-	-	0.00	0.00	0.00	No Cost Implication
A-003	Deferral of External Ramp and Glass Canopy Works	-	-	-	0.00	0.00	0.00	No Cost Implication
A-004	Commencement of Stage 1 Works	-	-	-	0.00	0.00	0.00	No Cost Implication
A-006	Omission of Floor Tiles at Area outside Shop G57B	274,500.00	-	(242,660.53)	(242,660.53)	0.00	(242,660.53)	Agreed with Contractor on 08 Nov 2019
BS-007	Additional of Air Purifier for Lavatories	-	570,000.00	590,121.63	0.00	586,825.00	586,825.00	Agreed with Contractor on 01 Nov 2019
A-008	Change in Sanitary Fittings	88,000.00	-	-	(87,295.00)	0.00	(87,295.00)	Agreed with Contractor on 01 Nov 2019
A-009	Commencement of Stage 2 Works	-	-	-	0.00	0.00	0.00	No Cost Implication
A-010	Revised Shop Layout and Shop Front Glass Layout on 1/F and 2/F	-	968,000.00	1,638,901.04	1,114,226.20	372,453.00	1,486,679.20	Builder's Part: agreed with T&D on 12 Dec 2019 M&E's Part: pending T&D's reply
BS-011	Omission of Optional Landlord Provisions	1,872,513.00	-	(1,739,572.37)	(73,777.50)	(1,774,241.00)	(1,848,018.50)	Agreed with Contractor on 01 Nov 2019
A-012	Revised Babycare Room at 1/F	117,290.00	-	43,553.32	31,471.34	(15,290.00)	16,181.34	Agreed with Contractor on 23 Dec 2019
A-013	Omission of Aluminium Strip Ceiling Panel at FRR Protected Corridors and Additional FRR Ceiling at 1/F New Shops and Protected Corridors	-	135,000.00	1,129,394.82	995,459.35	0.00	995,459.35	Pending T&D's reply
A-014	Provide Plaster Board to Cover the Louver Area at Male and Femal lavatories at 1/F and 2/F	-	31,000.00	62,830.00	62,837.00	0.00	62,837.00	Pending T&D's reply
A-015	Revised Floor Pattern and Tile	-	2,214,000.00	323,120.00	113,120.00	0.00	113,120.00	Pending T&D's reply
A-016	Additional Glass Shop Front at G/F Shop G69 and G70	-	146,710.00	109,146.43	98,829.91	9,700.00	108,529.91	E&M part agreed with Contractor on 3 Jan 2020
BS-017	Revised Exhaust Air Duct at 1/F to G/F ST-05	-	21,500.00	14,573.52	9,678.34	4,440.00	14,118.34	Pending T&D's reply
BS-018	Revision of Lighting Circuitry and relocation of Battery Light at 2/F Arcade Corridor	-	-	0.00	0.00	0.00	0.00	Agreed with Contractor on 23 Dec 2019
BS-019	Redistribution of Power Supply Sources for Tenants	-	204,919.20	651,012.66	0.00	239,442.00	239,442.00	Pending T&D's reply
BS-020	Replacement of Existing Defective Thermal Insulation (Provisional Quantity)	2,047,498.00	-	(2,013,213.86)	0.00	(2,047,498.00)	(2,047,498.00)	Agreed with Contractor on 23 Dec 2019
Carried Forward:		4,399,801.00	4,291,129.20	567,206.66	2,021,889.11	(2,624,169.00)	(602,279.89)	

FINANCIAL STATEMENT

Estimated cost of variations by AI

AI No.	DESCRIPTION	IPF Amount		VO amount Submitted by Contractor	Assessed Amount (Builder's part by CB) (A)	Assessed Amount by (M&E part by TAP) (B)	Total Assessed Amount (A) + (B)	Remarks
		OMISSIONS	ADDITIONS					
	Brought Forward:	HK\$ 4,399,801.00	HK\$ 4,291,129.20	567,206.66	2,021,889.11	(2,624,169.00)	(602,279.89)	
BS-021	Upgrading AHU-S1/GF at AHU Room No. 2 on G/F	-	220,000.00	212,105.39	0.00	201,140.00	201,140.00	Pending T&D's reply
BS-022	Dismantling of Existing Gas Pipe on 2/F	-	30,000.00	40,331.70	35,020.00	35,020.00	70,040.00	E&M part agreed with Contractor on 23 Dec 2019
BS-023	Gypsum Board Enclosure for Existing Cable Tray and Cable Trunking inside Shops on 2/F	-	135,000.00	294,144.85	178,801.25	0.00	178,801.25	Pending T&D's reply
A-024A	Revised Column and Spandrel Cladding at Main Atrium	-	1,306,100.00	1,632,691.16	1,071,984.35	138,597.00	1,210,581.35	Pending T&D's reply
BS-025	Revision of Quantity of Fan Coil Units for Shops	166,700.00	-	57,664.82	0.00	(7,900.00)	(7,900.00)	Pending T&D's reply
A-026	Revised Feature Ceiling and Additional Winch System at Main Atrium	3,055.80	-	2,263,419.92	321,154.00	(113,787.00)	207,367.00	Pending T&D's reply
A-027	Revised Lift Car Interior Design	-	391,000.00	439,458.14	353,129.99	0.00	353,129.99	Pending T&D's reply
BS-028	Omission of power supply for signage for all new shops for stage 2 & 3	13,200.00	-	(10,043.58)	0.00	(11,470.00)	(11,470.00)	Pending T&D's reply
BS-029	Supply and installation of switch before meter for all new shops	-	74,570.00	474,192.59	0.00	182,981.00	182,981.00	Pending T&D's reply
A-030	Commencement of Stage 3 Works	-	-	-	0.00	0.00	0.00	No Cost Implication
A-031	New Shop No. 163 at 1/F	4,080.00	-	371,379.21		74,979.00	74,979.00	Pending the extent of the full height of steel barrier
A-032	Revised Spandrel and Column Design at Skylight Atrium	-	79,000.00	841,925.71	439,315.15	7,650.00	446,965.15	Subject to confirmation of revised design of wall cladding (WC7 & WC18)
BS-033	Revision of Supply Air Duct and Pretreated Air Duct on 1/F	458,980.00		(603,431.09)	0.00	(258,442.00)	(258,442.00)	Pending T&D's reply
A-034A	Additional LED TV at Main Atrium	-	2,116,000.00	2,477,844.00	1,887,542.23	68,305.00	1,955,847.23	Pending T&D's reply
A-035	Revised 3M film for Skylight	-	445,000.00	916,700.00	359,358.40	0.00	359,358.40	Pending T&D's reply
BS-036	Omission of Stage Sound System	127,000.00	-	(168,212.70)	0.00	(168,212.70)	(168,212.70)	Agreed with Contractor on 3 Jan 2020
BS-037	Omission of Break Glass Units located at Full Height Glass on G/F	5,400.00	-	(1,701.80)	0.00	(1,701.80)	(1,701.80)	Agreed with Contractor on 3 Jan 2020
A-038	Additional Transfer Air Plenum at G/F L6 & L7 Lift Lobby	-	34,600.00	59,220.00	11,350.00	29,005.00	40,355.00	Pending T&D's reply
BS-039	Additional lighting at 2/F Skylight and Revision of Jet Nozzles at Atrium and Supply Air Duct	56,000.00	-	616,386.42	0.00	6,911.00	6,911.00	Pending T&D's reply
BS-040A	Additional Floor Socket Outlets and People Counting Camera	-	69,000.00	84,960.00	0.00	5,850.00	5,850.00	Pending T&D's reply
	Carried Forward:	5,234,216.80	9,191,399.20	10,566,241.40	6,679,544.48	(2,435,244.50)	4,244,299.98	

FINANCIAL STATEMENT

Estimated cost of variations by AI

AI No.	DESCRIPTION	IPF Amount		VO amount Submitted by Contractor	Assessed Amount (Builder's part by CB) (A)	Assessed Amount by (M&E part by TAP) (B)	Total Assessed Amount (A) + (B)	Remarks
		OMISSIONS	ADDITIONS					
	Brought Forward:	HK\$ 5,234,216.80	HK\$ 9,191,399.20	10,566,241.40	6,679,544.48	(2,435,244.50)	4,244,299.98	
A-041	Revision Finishes for Passenger Lift Lobbies and Signboard Provision	12,200.00		820,432.00	164,569.98	(22,969.00)	141,600.98	Pending C&B's Assessment
BS-042	Omission of Photovoltaic (PV) System	1,197,000.00	-	(967,120.00)	0.00	(1,197,183.00)	(1,197,183.00)	Agreed with Contractor on 23 Dec 2019
A-043	Supply of Additional Stone Floor Tiles	-	69,000.00	-	69,000.00	0.00	69,000.00	Pending T&D's reply
A-044	Confirmation of Concierge Design (Implementation of Provisional Sum)	-	-	438,146.70		16,963.00	0.00	Pending T&D's substantiation on service counter
BS-045	Revised Lighting Layout for Lift Lobbies, I/F Arcade and Main Atrium Ceiling	-	30,900.00	TBS	0.00	50,150.00	50,150.00	Pending T&D's reply
A-046	Confirmation of Soft Landscape Provision (Implementation of Provisional Sum)	-	-	181,000.80	118,580.00	0.00	118,580.00	Pending T&D's reply
A-047	Revised Lavatory Corridors Wall Feature	24,970.00	-	771,820.86	431,905.35	(35,145.80)	396,759.55	Pending T&D's reply
A-048	Confirmation of Rubbish Bin Quantity	-	23,000.00	22,133.25	22,133.25	0.00	22,133.25	Agreed with Contractor on 13 Jan 2020
A-049	Confirmation of Verbal Instructions	-	329,700.00	72,405.68	298,877.85	6,250.00	305,127.85	Pending T&D's reply
A-050	Confirmation of Revised Signage Items	283,927.00	-	182,260.43	(50,412.97)	(31,590.00)	(82,002.97)	Pending T&D's reply
A-051	Revised Lavatory Items	-	29,440.00	377,080.25	163,206.58	39,305.00	202,511.58	Pending T&D's reply
A-052	Revised Cladding Items	216,000.00	-	80,050.75	(44,471.54)	0.00	(44,471.54)	Pending T&D's reply
A-053	Revised External Area Items	340,895.00	-	41,516.07	(156,467.32)	(12,920.00)	(169,387.32)	Pending T&D's reply
A-054	Revised Layout and Ceiling Items	1,684,308.00	-	206,485.52	(1,538.01)	(258,875.00)	(260,413.01)	Pending T&D's reply
A-055	Confirmation of Doors and Ironmongery Items	17,067.00	-	12,802.86	(8,884.32)	(35.00)	(8,919.32)	Pending T&D's reply
A-056	Confirmation of Shroff Office Furniture (Implementation of Provisional Sum)	-	-	313,493.50	121,799.38	85,418.50	207,217.88	Refer to Appendix A2
A-057	Revision of MVAC Installation	130,736.00	-	(19,600.00)	0.00	(118,088.50)	(118,088.50)	Pending T&D's reply
A-058	Revision of MVAC Installation	224,972.00	-	(84,736.00)	0.00	(224,655.00)	(224,655.00)	Pending T&D's reply
A-059	Revision of Electrical Installation	421,217.00	-	(94,051.56)	0.00	(388,947.30)	(388,947.30)	Pending T&D's reply
Total Carried to Appendix A \$		9,787,508.80	9,673,439.20	12,920,362.51	7,807,842.71	(4,527,566.60)	3,263,313.11	
		Less omissions	(9,787,508.80)					
		Net Amount \$	(114,069.60)					

## Appendix A7

### **Estimated cost of potential variations**

IPF No.	DESCRIPTION	OMISSIONS	ADDITIONS	REMARKS
		HK\$	HK\$	
		-	-	
		Less omissions	0.00	
		Net Amount \$	-	

## APPENDIX B

### ESCALATOR INSTALLATION NOMINATED SUB-CONTRACT WORKS

**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD IN TIN SHUI WAI**

**Appendix B**

**FINANCIAL STATEMENT**

**Escalator Installation Nominated Sub-Contract Works**

Sub-Contractor : Fujitec (Hong Kong) Co., Ltd.

	Omissions HK\$	Additions HK\$
Awarded Sub-Contract Sum <i>(revised Sub-Contract Sum refer C&amp;B's letter dated 28 Aug 2018)</i>	-	3,984,000.00
<u>Less</u> Provisional Sum for Contingencies	300,000.00	-
Adjustment of Sub-Contract Sum:		
- Estimated cost of variations by AI (refer Appendix B1)	-	131,000.00
- Estimated Cost of Potential Variations (refer Appendix B2)	-	-
Total Omissions / Additions \$	300,000.00	4,115,000.00
<u>Less</u> Total Omissions	\$	(300,000.00)
ANTICIPATED FINAL SUB-CONTRACT SUM	\$	3,815,000.00



**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD IN TIN SHUI WAI**

**Appendix B1**

**FINANCIAL STATEMENT**

**Estimated cost of variations by AI**

AI No.	DESCRIPTION	OMISSIONS	ADDITIONS	REMARKS
		HK\$	HK\$	
A-001 (NSC)	Omission of works	-	-	Cost effect included in revised Sub-Contract Sum refer C&B's letter dated 28 Aug 2018
A-002 (NSC)	Storage for Escalators E2 and E3	-	131,000.00	
Total Carried to Appendix B \$		-	131,000.00	
		Less omissions	0.00	
		Net Amount \$	131,000.00	

**RENOVATION WORKS FOR PHASE 1 OF  
FORTUNE KINGSWOOD IN TIN SHUI WAI**

**Appendix B2**

**FINANCIAL STATEMENT**

**Estimated cost of potential variations**

IPF No.	DESCRIPTION	OMISSIONS	ADDITIONS	REMARKS
		HK\$	HK\$	
		-	-	-
Total Carried to Appendix B \$		-	-	
		Less omissions	0.00	
		Net Amount \$	-	

## **FINANCIAL STATEMENT**

### **CONTRACT INFORMATION**

Contractor	: T&D Engineering Limited
Awarded Contract Sum	: HK\$168,551,506
Contract Commencement Date	: Stage 1 19-Jun-2018 Stage 2 (Common Area Works) 15-Dec-2018 Stage 2 (A&A Works: FS Lift Area) 15-Dec-2018 Stage 2 (WC Works) 14-Jan-2019 Stage 2 (A&A Works: Stage 1B Area) 1-Nov-2018 Stage 3 15-Jan-2019
Contract Completion Date	: Stage 1 3-Dec-2018 Stage 2 (Common Area Works) 12-Jun-2019 Stage 2 (A&A Works: FS Lift Area) 28-Feb-2019 Stage 2 (WC Works) 5-Apr-2019 Stage 2 (A&A Works: Stage 1B Area) 28-Feb-2019 Stage 3 14-May-2019
Contract Period	: Stage 1 168 calendar days Stage 2 (Common Area Works) 180 calendar days Stage 2 (A&A Works: FS Lift Area) 75 calendar days Stage 2 (WC Works) 81 calendar days Stage 2 (A&A Works: Stage 1B Area) 120 calendar days Stage 3 120 calendar days
Extended Contract Completion Date	: Stage 1 24-Dec-2018 Stage 2 (Common Area Works) - Stage 2 (A&A Works: FS Lift Area) - Stage 2 (WC Works) - Stage 2 (A&A Works: Stage 1B Area) - Stage 3 -
Substantial Completion Date	: Stage 1 18-Dec-2018 Stage 2 (Common Area Works) 14-Aug-2019 Stage 2 (A&A Works: FS Lift Area) 4-Mar-2019 Stage 2 (WC Works) 9-May-2019 Stage 2 (A&A Works: Stage 1B Area) 4-Mar-2019 Stage 3 14-Aug-2019
Liquidated and Ascertained Damages	: Stage 1 HK\$45,000 per calendar day Stage 2 (Common Area Works) HK\$20,000 per calendar day Stage 2 (A&A Works: FS Lift Area) HK\$5,000 per calendar day Stage 2 (WC Works) HK\$10,000 per calendar day Stage 2 (A&A Works: Stage 1B Area) HK\$5,000 per calendar day Stage 3 HK\$21,000 per calendar day
Defects Liability Period	: 12 months from Substantial Completion of Final Stage