

APC 2016 BRIEFING

CALCULATION OF CONSTRUCTION COST FLUCTUATION

9-Aug-16

1. Based on Estimate dated 9th August 2016; price level at July 2016
2. Based on Programme dated 7th July 2016; Commencement dates are as following:
 - a) Piling: 1st March 2017
 - b) Main Contract: 1st November 2017
 - c) Curtain Wall: 1st April 2018
 - d) MEP: 1st July 2018
 - e) Fit Out: 1st Feb 2019

	<u>Total Anticipated Construction Costs As at July 2016 Price Level (HK\$)</u>	<u>Fluctuation Period (Month)</u>	<u>Total Anticipated Costs of Fluctuation upto Tender Dates (HK\$)</u>	<u>Total Construction Costs Including Fluctuation (HK\$)</u>				
						+5%	+4%	+4%
Piling	125,000,000	7	3,610,000	128,610,000	2.89%	7		
Main Contract (excluding curtain wall, MEP and Fit Out)	825,000,000	15	49,790,000	874,790,000	6.04%	12	3	
Curtain Wall	125,000,000	20	9,730,000	134,730,000	7.78%	12	8	
MEP	300,000,000	23	26,530,000	326,530,000	8.84%	12	11	
Fit Out	150,000,000	30	17,040,000	167,040,000	11.36%	12	12	6
Total	1,525,000,000		106,700,000	1,631,700,000	7.00%			

Prediction on fluctuation rate

+5% for coming year (July 2016 to June 2017)
+4% for years after