

(DATE)

Site Area	=	12,220	m2
Total Construction Floor Area	=	160,000	m2
Total Gross Floor Area	=	145,450	m2
Total No. of Flat	=	2,130	Flats (average flat size = 68 m2 Residential GFA)
CFA/GFA	=	1.10	

ELEMENTS	ELEMENT TOTAL FOR COST PLAN NO. 2 (HK\$)	ELEMENT TOTAL FOR COST PLAN NO. 1 (HK\$)	COST DIFFERENCE (HK\$)	REMARKS
1. Site Preparation				
1.1 Demolition	4,500,000	3,500,000	1,000,000	Increase in hoarding extent
1.2 Site formation	---	---	---	
1.3 Service diversion	---	---	---	
1.4 Site investigation	2,200,000	2,000,000	200,000	Increase in No. of boreholes
1.5 Tree felling / transplanting	---	---	---	
1.6 Topographic survey	---	---	---	
1.7 Asbestos survey and removal	---	---	---	
	6,700,000	5,500,000	1,200,000	
2. Foundation and Substructure				
2.1 Foundation	170,000,000	162,350,000	7,650,000	Increase in No. of bored piles
2.2 Substructure	36,500,000	35,780,000	720,000	Increase in No. of pile caps
2.3 Basement enclosure	---	---	---	
	206,500,000	198,130,000	8,370,000	
3. Carcase				
3.1 Frame and slabs	235,000,000	222,400,000	12,600,000	Increase in floor height of typical floors
3.2 External walls	44,500,000	42,500,000	2,000,000	Ditto
3.3 Internal walls	21,500,000	20,330,000	1,170,000	Ditto
3.4 Doors and shutters	43,300,000	43,060,000	240,000	Increase in No. of doors
3.5 Windows	55,500,000	54,100,000	1,400,000	Increase in height of windows
3.6 Curtain walls and glazed screens	5,000,000	3,630,000	1,370,000	Increase in extent of glazed screens at entrance
3.7 Shop fronts	---	---	---	
3.8 Skylights	---	---	---	
3.9 Shop fronts	---	---	---	
3.10 Roof features	---	---	---	
	404,800,000	386,020,000	18,780,000	
4. Finishings				
4.1 Roof finishes	2,080,000	2,080,000	---	
4.2 Floor finishes	60,000,000	67,190,000	(7,190,000)	Floor finishes of living room & bedroom changed from cherry to beech wood
4.3 Internal wall finishes	82,500,000	84,170,000	(1,670,000)	P.C. rate of marble tile to bathroom reduced
4.4 Ceiling finishes	20,500,000	23,110,000	(2,610,000)	Metal ceiling to kitchen changed to plaster and paint
4.5 External wall finishes	58,000,000	56,550,000	1,450,000	Increase in floor height of typical floors
4.6 Décor, graphics and signage	6,070,000	6,070,000	---	
	229,150,000	239,170,000	(10,020,000)	
5. Furniture, fittings and equipment				
5.1 Metal works and sundries	6,070,000	6,070,000	---	
5.2 Built-in furniture	60,000,000	61,580,000	(1,580,000)	Reduction in size of kitchen cabinet
5.3 Equipment	26,560,000	26,560,000	---	
5.4 Loose furniture & fittings	---	---	---	
5.5 Special light fittings	---	---	---	
5.6 Curtain and draperies	---	---	---	
5.7 Fitting out works to special area(s):-				
--- Entrance Lobby	500,000	500,000	---	
--- Estate Management Office	200,000	200,000	---	
	93,330,000	94,910,000	(1,580,000)	

**PROPOSED RESIDENTIAL DEVELOPMENT**  
**AT XXX ROAD, H.K.**  
**COST PLAN NO. 2**

**Sample Cost Reconciliation**

**COST RECONCILIATION (Cont'd)**

(DATE)

<b>6. Services</b>				
6.1 Sanitary fittings	20,000,000	21,550,000	(1,550,000)	Reduction in P.C. rates
6.2 Plumbing and disposal	55,000,000	54,620,000	380,000	As advised by E&M consultant
6.3 Electrical	68,000,000	67,070,000	930,000	Ditto
6.4 Fire services	8,500,000	8,280,000	220,000	Ditto
6.5 Transport	55,000,000	53,200,000	1,800,000	Ditto
6.6 HVAC / MVAC	105,000,000	100,500,000	4,500,000	Ditto
6.7 Security	---	---	---	
6.8 Gas	7,200,000	6,960,000	240,000	Ditto
6.9 Communication	---	---	---	
6.10 Gondola	---	---	---	
6.11 Building automation	---	---	---	
6.12 Kitchen equipment	---	---	---	
6.13 Swimming pool filtration plant	---	---	---	
6.14 Sewage treatment	---	---	---	
6.15 Refuse disposal equipment	---	---	---	
6.16 Carpark control equipment	---	---	---	
6.17 Laundry equipment	---	---	---	
6.18 Boilers	---	---	---	
6.19 Other M&E specialist works:-				
6.19.1 (please specify)	---	---	---	
6.19.2 (please specify)	---	---	---	
6.20 Builder's works, profit & attendance (5% of Item 6.1 to 6.19)	15,940,000	15,610,000	330,000	
	<b>334,640,000</b>	<b>327,790,000</b>	<b>6,850,000</b>	
<b>7. Miscellaneous Works</b>				
7.1 External works & landscaping	25,000,000	23,680,000	1,320,000	Increase in size of swimming pool
7.2 Drainage	5,900,000	5,900,000	---	
7.3 Utilities connections	1,500,000	1,500,000	---	
7.4 Others:-			---	
--- Termite prevention	500,000	500,000	---	
--- Show flat and sales office	4,500,000	4,500,000	---	
	<b>37,400,000</b>	<b>36,080,000</b>	<b>1,320,000</b>	
<b>Sub-total</b>	<b>1,312,520,000</b>	<b>1,287,600,000</b>	<b>24,920,000</b>	
<b>8. Preliminaries (12%)</b>	<b>157,500,000</b>	<b>154,510,000</b>	<b>2,990,000</b>	
<b>9. Contingencies (10%)</b>	<b>147,000,000</b>	<b>144,210,000</b>	<b>2,790,000</b>	
<b>10. Fluctuations</b>	<b>---</b>	<b>---</b>	<b>---</b>	
<b>Total Anticipated Construction Costs at (Month/Year) price level</b>	<b>1,617,020,000</b>	<b>1,586,320,000</b>	<b>30,700,000</b>	