

## Schedule of June 2024 Construction Cost Yardsticks for Projects in Planning Stage

Building Type	Unit	Average Cost of Building Elements			Overall Cost June 2024 (d) = (a) + (b) + (c) \$	BS Included in (b) \$
		Substructure (excl. caps) (a) \$	Super- structure (b) \$	Fluctuation (c) \$		
<b>1. Public Rental Housing (PRH) Domestic Blocks</b>	per					
(a) Non-standard Cruciform Block 十字形 (40 domestic storeys) Extra over yardstick cost for -	m <sup>2</sup> CFA	421	10,178	495	11,094	1,776
(i) Height below 40 storeys						
35 - 39 storeys +2%	m <sup>2</sup> CFA	8	204	10	222	36
30 - 34 storeys +4%	m <sup>2</sup> CFA	17	407	20	444	71
25 - 29 storeys +6%	m <sup>2</sup> CFA	25	611	30	666	107
20 - 24 storeys +10%	m <sup>2</sup> CFA	42	1,018	49	1,109	178
(ii) Single block project +10%	m <sup>2</sup> CFA	42	1,018	49	1,109	178
(iii) Small-scale project (≤400 flats per site) +20%	m <sup>2</sup> CFA	84	2,036	99	2,219	355
(iv) Adoption of Modular Integrated Construction (MiC) +16%	m <sup>2</sup> CFA	--	1,681	94	1,775	-
(v) Sitting on three-storey podium +5%	m <sup>2</sup> CFA	--	525	30	555	-
(b) Non-standard Trident-shaped Block 三叉戟 (40 domestic storeys) Extra over yardstick cost for -	m <sup>2</sup> CFA	398	10,674	519	11,591	1,823
(i) Height below 40 storeys						
35 - 39 storeys +2%	m <sup>2</sup> CFA	8	214	10	232	36
30 - 34 storeys +4%	m <sup>2</sup> CFA	16	427	21	464	73
25 - 29 storeys +6%	m <sup>2</sup> CFA	24	640	31	695	109
20 - 24 storeys +10%	m <sup>2</sup> CFA	40	1,067	52	1,159	182
(ii) Single block project +10%	m <sup>2</sup> CFA	40	1,067	52	1,159	182
(iii) Small-scale project (≤400 flats per site) +20%	m <sup>2</sup> CFA	79	2,135	104	2,318	365
(iv) Adoption of MiC +16%	m <sup>2</sup> CFA	--	1,756	99	1,855	-
(v) Sitting on three-storey podium +5%	m <sup>2</sup> CFA	--	549	31	580	-

## Notes for item 1:

- (a) Cost of building elements in superstructure and substructure include costs of builder's and building services (BS) works where appropriate.
- (b) All the above rates exclude costs of piling, pile caps, external works and drainage, site development costs, consultant fees, on-costs, other project costs and development contingencies.
- (c) The "extra over yardstick cost" allowances of +16% for adoption of MiC apply to the overall cost of respective domestic blocks (i.e. column (d) of items 1(a) and 1(b)) only.
- (d) The "extra over yardstick cost" allowances of +5% for sitting on three-storey podium apply to the overall cost of respective domestic blocks (i.e. column (d) of items 1(a) and 1(b)) only.

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		Substructure (excl. caps)	Super- structure	Fluctuation		
		(a)	(b)	(c)		
	per	\$	\$	\$	\$	\$
<b>2. Other Subsidised Sale Flats (SSF) Domestic Blocks</b>						
<b>(a) Non-standard Cruciform Block (40 domestic storeys)</b>	m <sup>2</sup> CFA	97	11,757	562	<b>12,416</b>	1,853
Extra over yardstick cost for -						
(i) Height below 40 storeys						
35 - 39 storeys +2%	m <sup>2</sup> CFA	2	235	11	<b>248</b>	37
30 - 34 storeys +4%	m <sup>2</sup> CFA	4	470	23	<b>497</b>	74
25 - 29 storeys +6%	m <sup>2</sup> CFA	6	705	34	<b>745</b>	111
20 - 24 storeys +10%	m <sup>2</sup> CFA	10	1,176	56	<b>1,242</b>	185
(ii) Single block project +10%	m <sup>2</sup> CFA	10	1,176	56	<b>1,242</b>	185
(iii) Small-scale project (≤ 400 flats per site) +20%	m <sup>2</sup> CFA	20	2,351	112	<b>2,483</b>	371
(iv) Adoption of MiC +16%	m <sup>2</sup> CFA	--	1,881	106	<b>1,987</b>	-
(v) Sitting on three-storey podium +5%	m <sup>2</sup> CFA	--	588	33	<b>621</b>	-
<b>(b) Non-standard Y-shaped Block (36 domestic storeys)</b>	m <sup>2</sup> CFA	146	11,956	569	<b>12,671</b>	1,965
Extra over yardstick cost for -						
(i) Height below 36 storeys						
30 - 35 storeys +2%	m <sup>2</sup> CFA	3	239	11	<b>253</b>	39
25 - 29 storeys +4%	m <sup>2</sup> CFA	6	478	23	<b>507</b>	79
20 - 24 storeys +8%	m <sup>2</sup> CFA	12	956	46	<b>1,014</b>	157
(ii) Single block project +10%	m <sup>2</sup> CFA	15	1,195	57	<b>1,267</b>	197
(iii) Small-scale project (≤ 400 flats per site) +20%	m <sup>2</sup> CFA	29	2,391	114	<b>2,534</b>	393
(iv) Adoption of MiC +16%	m <sup>2</sup> CFA	--	1,919	108	<b>2,027</b>	-
(v) Sitting on three-storey podium +5%	m <sup>2</sup> CFA	--	600	34	<b>634</b>	-

## Notes for item 2:

- (a) Cost of building elements in superstructure and substructure include costs of builder's and BS works where appropriate.
- (b) Cost yardsticks for Other SSF domestic blocks are also applicable to Green Form Subsidised Home Ownership Scheme (GSH) domestic blocks.
- (c) All the above rates exclude costs of piling, pile caps, external works and drainage, site development costs, consultant fees, on-costs, other project costs and development contingencies.
- (d) The "extra over yardstick cost" allowances of +16% for adoption of MiC apply to the overall cost of respective domestic blocks (i.e. column (d) of items 2(a) and 2(b)) only.
- (e) The "extra over yardstick cost" allowances of +5% for sitting on three-storey podium apply to the overall cost of respective domestic blocks (i.e. column (d) of items 2(a) and 2(b)) only.

## Schedule of June 2024 Construction Cost Yardsticks for Projects in Planning Stage

Building Type	Unit	Average Cost of Building Elements			Overall Cost June 2024 (d) = (a) + (b) + (c)	BS Included in (b)
		Substructure (excl. caps)	Super- structure	Fluctuation		
		(a)	(b)	(c)		
<b>3. Retail Facilities</b>	<b>per</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
(a) Large Neighbourhood to District Centre (excluding air-conditioning)	m <sup>2</sup> CFA	374	24,620	1,093	<b>26,087</b>	5,523
Extra over yardstick cost for air-conditioning to Large Neighbourhood to District Centre (excluding market)	m <sup>2</sup> CFA A/C area	-	6,271	-	<b>6,271</b>	6,271
Extra over yardstick cost for air-conditioning to market	m <sup>2</sup> CFA A/C area	-	11,585	-	<b>11,585</b>	11,585
(b) Small Neighbourhood Centre (excluding air-conditioning)	m <sup>2</sup> CFA	67	22,539	947	<b>23,553</b>	5,746
Extra over yardstick cost for air-conditioning to Small Neighbourhood Centre (excluding market)	m <sup>2</sup> CFA A/C area	-	7,803	-	<b>7,803</b>	7,803
Extra over yardstick cost for air-conditioning to market	m <sup>2</sup> CFA A/C area	-	11,585	-	<b>11,585</b>	11,585
(c) Retail facilities at podium under domestic block	m <sup>2</sup> CFA	155	26,041	1,117	<b>27,313</b>	6,306
Extra over yardstick cost for air-conditioning to retail facilities at podium	m <sup>2</sup> CFA A/C area	-	6,233	-	<b>6,233</b>	6,233
(d) Retail facilities at G/F of domestic block	m <sup>2</sup> CFA	172	21,731	935	<b>22,838</b>	5,257
<b>4. Car Parking Facilities</b>						
(a) Freestanding car park building	m <sup>2</sup> CFA (Private)	362	10,054	381	<b>10,797</b>	3,631
	m <sup>2</sup> CFA (Lorry)	362	10,950	431	<b>11,743</b>	3,631
(b) Car park portion at integrated building	m <sup>2</sup> CFA	265	9,388	392	<b>10,045</b>	2,663
(c) Basement car park	m <sup>2</sup> CFA	381	20,451	943	<b>21,775</b>	4,032
(d) Semi-basement car park	m <sup>2</sup> CFA	381	15,987	601	<b>16,969</b>	5,664
<b>5. External Works (Including Underground Drainage &amp; Soft Landscaping)</b>						
(a) External works (excluding underground drainage & special external works) based on GEA : CFA = 1 : 6.50	m <sup>2</sup> GEA	-	3,946	189	<b>4,135</b>	293
(Note - \$137 per m <sup>2</sup> GEA or \$21 per m <sup>2</sup> CFA (i.e. \$183 per m <sup>2</sup> LAA) is allowed for soft landscaping, and \$117 per m <sup>2</sup> GEA or \$18 per m <sup>2</sup> CFA is allowed for other separate contracts)	m <sup>2</sup> CFA	-	607	29	<b>636</b>	45
(b) Allowance for underground drainage based on GEA : CFA = 1 : 6.50	m <sup>2</sup> GEA	-	1,567	91	<b>1,658</b>	-
	m <sup>2</sup> CFA	-	241	14	<b>255</b>	-
(c) Allowance for special external works/ underground drainage based on GEA : CFA = 1 : 6.50	m <sup>2</sup> GEA	-	2,198	117	<b>2,315</b>	137
	m <sup>2</sup> CFA	-	338	18	<b>356</b>	21

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		Substructure (excl. caps)  (a)	Super- structure  (b)	Fluctuation  (c)		
<b>6. <u>Refuse Handling System (RHS)</u></b>						
<b>(a) <u>For Refuse Collection Point (RCP) handling a daily refuse output of 5 ton and above</u></b>  RHS including refuse collection station, compactor, container, bin lifter, bin cleansing machine, volume controlling device at G/F and indicators inside typical floor refuse rooms, and de-odourizing system in RCP	m <sup>2</sup> CFA	-	52	1	<b>53</b>	27
<b>(b) <u>For RCP handling a daily refuse output less than 5 ton</u></b>  RHS including refuse collection station, bin cleansing machine, volume controlling device at G/F and indicators inside typical floor refuse rooms, and de-odourizing system in RCP	m <sup>2</sup> CFA	-	50	2	<b>52</b>	22
<b>7. <u>Further allowance for Construction Cost Yardsticks</u></b>  <u>Congested Site</u> Allow +2% on items 1 to 6 above	-	-	-	-	<b>+2%</b>	-

**Notes for items 3, 4, 5 and 6 :**

- (a) Cost of building elements in superstructure and substructure include costs of builder's and building services works where appropriate.
- (b) All the above rates exclude costs of piling, pile caps, site development costs, consultant fees, on-costs, other project cost and development contingencies. Apart from item 5, all above rates also exclude costs of external works and drainage.
- (c) The rates in items 4(a) and 4(b) for car parks include cost provision for mechanical ventilation, sprinkler and lift installations (DCMBI No. D02/13), and providing electric vehicles charging facilities (DCMBI No. P01/24).
- (d) The rates in items 4(c) and 4(d) for basement car parks and semi-basement car parks include cost provision for mechanical ventilation, sprinkler and lift installations (machine-room-less) (DCMBI No. D02/13), and providing electric vehicles charging facilities (DCMBI No. P01/24).
- (e) External works in item 5(a) above include measures to increase the greening ratio to 30% (Paper No. BC 6/2010 refers).
- (f) Special external works in item 5(c) above include nominal allowance for special provision on top of normal hard landscape, soft landscape and underground drainage.
- (g) GEA and LAA in items 5(a) to (c) means gross estate area and landscape area respectively.

**Indicative Costs for Piling and Pile Caps at June 2024 for Projects in Planning Stage**

Foundation Works	Unit	Foundation Contract		Indicative Costs for Foundation Contract (c) = (a) + (b) \$
		Foundation (excl. Fluct.) (a) \$	Fluctuation (b) \$	
<b>1. <u>Indicative Costs for Piling</u></b>	<b>per</b>			
<b>(a) Domestic Blocks</b>				
Average pile length of 10m	m <sup>2</sup> CFA	772	-	772
Average pile length of 20m	m <sup>2</sup> CFA	1,029	-	1,029
Average pile length of 30m	m <sup>2</sup> CFA	1,267	-	1,267
Average pile length of 40m	m <sup>2</sup> CFA	1,483	-	1,483
<b>(b) Freestanding Commercial Centre / Car Park Buildings</b>				
To be based on (a) above <u>plus</u> extra allowance of +30%.	-	-	-	-
<b>2. <u>Indicative Costs for Pile Caps</u></b>				
<b>(a) Domestic Blocks</b>	m <sup>2</sup> CFA	649	-	649
<b>(b) Freestanding Commercial Centre /Car Park Buildings</b>	m <sup>2</sup> CFA	1,264	-	1,264

**Notes for items 1 and 2 :**

- (a) All the above rates exclude site development costs, consultant fees, on-costs, other project costs, fluctuation and development contingencies.
- (b) For indicative cost purpose, contract period for foundation contract is assumed to be not exceeding 12 months and contract price fluctuation is not applicable.

**JUNE 2024 CONSTRUCTION COST YARDSTICKS FOR EXTERNAL WORKS****ELEMENTAL COST BREAKDOWN**

Project Title :				
Project Code (PHDP) :		Phase Code (PHDP) :		
Gross Site Area (GSA) :		m <sup>2</sup>	Ratio GSA : GEA = 1 : (1:0.89)	
Gross Estate Area (GEA) :		m <sup>2</sup>	Ratio GEA : LAA = 1 : (1:0.75)	
Landscape Area (LAA) :		m <sup>2</sup>	Ratio GEA : CFA = 1 : (1:6.50)	
Plant Bed Area (PBA) :		m <sup>2</sup>	Ratio GSA : PBA = 1 : (1:0.225)	
CFA All Buildings Within GEA :		m <sup>2</sup>		
ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>		
		Gross Estate  Area	CFA of  All Buildings  Within GEA	Landscape  Area
	<u>\$,000.00</u>	<u>\$/m<sup>2</sup></u>	<u>\$/m<sup>2</sup></u>	<u>\$/m<sup>2</sup></u>
1. <u>Hard Landscape Works (Amenities)</u>				
1.1	Site works (levelling/clearance)	(325)	(50)	(433)
1.2	Walls (screen/toe/planter)	(46)	(7)	(61)
1.3	Estate roads	(337)	(52)	(450)
1.4	Paving (incl. emergency access)	(337)	(52)	(450)
1.5	Pavilions/pergolas/shelters	(33)	(5)	(44)
1.6	Covered walkways (paving incl. in item 1.4)	(1,085)	(167)	(1,447)
1.7	Play/Elderly Fitness equipment	(111)	(17)	(148)
1.8	Safety Mat	(46)	(7)	(61)
1.9	Fencing/railings/guard house/drop gate	(33)	(5)	(44)
1.10	Estate amenities (ball courts, seating, etc.)	(142)	(22)	(189)
1.11	Junk points	(78)	(12)	(104)
1.12	Greening measures (green roof, vertical greening, grass paving, etc.)	(136)	(21)	(181)
1.13	BS Installation			
	(a) External lighting	(156)	(24)	(208)
	(b) CCTV surveillance	(33)	(5)	(44)
	(c) Wi-Fi service	(7)	(1)	(9)
	(d) Fire Services and Water Pump	(26)	(4)	(35)
	(e) Automatic car park control system	(71)	(11)	(95)
	(f) Others..... (specify)			
1.14	Sundries			
	(a) Master Water Meter Room	(7)	(1)	(9)
	(b) Plant Nursery and Community Farm	(13)	(2)	(17)
	(c) Miscellaneous (e.g. tree pits, etc.)	(33)	(5)	(44)
Sub-total			(3,055)	(4,073)
2. <u>Soft Landscape</u>			(137)	(183)
3. <u>Other External Works</u>				
3.1	Mains/sub-mains, etc.	(273)	(42)	(364)
3.2	Irrigation	(78)	(12)	(104)
3.3	Builder's work in connection with BS installation/services	(286)	(44)	(381)
3.4	Connection works by Government Depts/Utility Co.	(117)	(18)	(156)
Sub-total			(754)	(1,005)
Total 1, 2 & 3			(3,946)	(5,261)

**JUNE 2024 CONSTRUCTION COST YARDSTICKS FOR EXTERNAL WORKS (Cont'd)**

**ELEMENTAL COST BREAKDOWN**

Project Code :

Phase Code :

ELEMENT	Total Cost	Unit Costs/m <sup>2</sup>		
		Gross Estate Area	CFA of All Buildings Within GEA	Landscape Area
4. <u>Underground Drainage</u> (incl. all underground soil and surface water drainage and channels and gullies)	<u>\$,000.00</u>	<u>\$/m<sup>2</sup></u>	<u>\$/m<sup>2</sup></u>	<u>\$/m<sup>2</sup></u>
		(1,567)	(241)	(2,089)
Total 1, 2, 3 & 4		(5,513)	(848)	(7,350)
5. <u>Special External Works</u>				
5.1 Footbridges/staircases/ramps		(416)	(64)	(555)
5.2 Lift tower		(136)	(21)	(181)
5.3 Slope stabilization		(7)	(1)	(9)
5.4 Retaining walls		(520)	(80)	(694)
5.5 Noise barrier		(494)	(76)	(659)
5.6 Works outside site boundary		(111)	(17)	(148)
5.7 Tension fabric structure		(78)	(12)	(104)
5.8 Community plaza and viewing platform		(169)	(26)	(225)
5.9 Street fire hydrant pump room		(130)	(20)	(173)
5.10 BS - Machine-room-less lift		(137)	(21)	(183)
5.11 Others..... (specify)				
Sub-total		(2,198)	(338)	(2,931)
Total 1, 2, 3, 4 & 5		(7,711)	(1,186)	(10,281)

Inclusions All elemental costs are inclusive of contingencies and preliminaries.  
Roof landscape areas and costs.

Exclusions Demolition/site formation not in building contract.  
Fluctuations in labour and materials.  
Cost of Refuse Handling Systems (RHS) and associated station.  
Fees & on costs.

Remarks The above cost yardsticks for normal external works are based on Kai Tak Site 1A Phases 1 and 2 except item 1.7 (Play /Elderly Fitness equipment) and item 1.8 (Safety Mat) which are based on the average of the unit cost of the respective items of "Play /Elderly Fitness equipment" and "Safety Mat" adopting the Performance Specification Approach for those suitable tenders received from June 2023 to January 2024 and updated to price level of June 2024 CCY.