

Add one floor of skygarden

Question No. 1 – Cost Estimates (Cont'd)

	HK\$	HK\$/m2 CFA	
CFA = 18,200 m2			
Piling and substructure	54,600,000	3,000	✓
Structure	100,100,000	5,500	✓
Architectural	209,300,000	11,500	
Building services	91,000,000	5,000	
External works	9,100,000	500	
Preliminaries (15%)	69,620,000	3,800	
Contingencies (10%)	53,370,000	2,900	
Total construction cost at September 2022 price level	<u>587,090,000</u>	<u>32,200</u>	

(d) Add a communal sky garden

Description	HK\$
Piling and substructure, say same as current estimate = 800m2 @ \$3,000/m2 =	2,400,000
Structure, say same as current estimate = 800m2 @ \$5,500/m2 =	4,400,000
Façade, open to sides, allow only concrete parapet wall with tile finish = (20+40)m x 2 @ say \$3,000/m =	360,000
Architectural, allow for waterproofing, basic finishes, seating and planting generally = 800m2 @ say \$2,000/m2 =	1,600,000
Building services, allow for risers to core, water points, floor drains and basic lighting to sky garden = 800m2 @ say \$1,000/m2 =	800,000
Sub-total	9,560,000
Preliminaries (15% of the above)	1,434,000
Contingencies (10% of the above)	1,099,400
Total cost (rounded to nearest 10,000)	12,090,000

It is equally acceptable to build up the composite rate per floor area first then multiple it by the floor area to get the total cost implication.