



Building Maintenance Cost Data Research

BACKGROUND

Aging of buildings in Hong Kong has become alarming concerns of the government and general public. With the increasing public awareness of the importance of building maintenance, there has been growing number of building maintenance and repair works in Hong Kong. However, information about building maintenance cost data or index is rarely found in the market. The Hong Kong Institute of Surveyors (HKIS) has therefore collected a pool of relevant cost data in the market and commissioned a research assisted by the Department of Civil and Architectural Engineering, City University of Hong Kong (CityU) to establish this information system. We hope it can give layman owners and Incorporated Owners a rough indication on the cost range for repairing and upkeeping their buildings.

BUILDING MAINTENANCE COST RANGE (at 1st Quarter 2012 Price Level)

No. of Storey	< 7 storeys	≥ 7 storeys
Building Age		
< 30 years	HK\$38,000 – \$65,000 per Unit	HK\$38,000 – \$45,000 per Unit
≥ 30 years	HK\$51,000 – \$68,000 per Unit	HK\$44,000 – \$54,000 per Unit

Remarks

- The building maintenance cost range indicates the likely cost range of building repair and maintenance works at common areas of residential / composite buildings. It should be regarded as a general guideline for initial planning and general reference only. Readers shall note that the actual cost will vary as a consequence of the following factors, such as:
 - Selection of materials
 - Standard of specification
 - Grading of building
 - Maintenance standard
 - Location and existing condition of building
 - Scope of works
 - Fluctuation of materials and labour costs, etc
 - Scope of professional service
- The cost range has generally covered the works of preliminaries (such as insurance, precautionary and protective measures, temporary electrical and water supplies, etc.), scaffolding, concrete/render/plaster repair at external walls and internal common areas, repainting, waterproofing works, replacement of windows and fire doors in common areas, fire safety improvement works, plumbing and drainage works, lighting system, rewiring etc.
- The works shall be carried out by a Registered General Building Contractor and supervised by qualified building professionals.
- Cost information in this publication is indicative and for general guidance only and is based on rates at 1st Quarter 2012.

Disclaimer

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