BUILDING COST PRO-FORMA
FOR
PRIVATE SECTOR DEVELOPMENTS
IN
HONG KONG
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1. **CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR OFFICE**

**Assumed Building Quality:**
- [ ] Medium Quality
- [ ] High Quality
- [ ] Very High Quality

**Construction Cost estimation**

1A. Average Cost from Building Cost Data dated: ______________________

\[(\text{_______ m}^2 \text{ GFA} \times \text{_______ $/m}^2 \text{ GFA})\]

1B. Development scale adjustment:
- [ ] Total GFA < 18,000 m$^2$ → add 5% to 10% on item 1A
- [ ] Total GFA > 80,000 m$^2$ → deduct 5% from item 1A

**Additional costs not included in the Average Cost**

2. Site formation cost
\[(\text{_______ m}^2 \text{ site area} \times \text{_______ $/m}^2 \text{ site area})\]

3. Slope works, retaining structures, shoring, anchors

4. Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or for special foundation type)

5. External Works (including landscaping)
\[((\text{_______ m}^2 \text{ site area} - \text{_______ m}^2 \text{ total site coverage}) \times \text{_______ $/m}^2 \text{ external works area}))\]

6. Road formation, access road construction and road widening

7. Footbridges & flyovers:
   - Uncovered RC bridge
   - + Extra cost of escalators & lifts
   - + Extra cost of cover

8A. Car parks (above ground)

8B. Car parks (basement)

9. Building height adjustments:
   - 9A. For building height less than 50m, add 3% to 5% on item 1
   - 9B. For building height more than 150m, add 5% to 10% on item 1
   (buildings over 200m in height, professionals’ advice should be sought)

10. Glass aluminium curtain walling to elevations (Extra to low rise or medium quality only)

11. Costs for Green Building features

   Sub-total (items 2-11)

   Total (items 1-11)

12. Add other cost adjustments (please state reasons here):

   __________________________________________

   __________________________________________

   Total items 1-12

   \[\times \text{ time factor to reflect the present date cost}\]

   Total Current Cost
2. CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR RESIDENTIAL

Assumed Building Quality:  
- [ ] Ordinary Quality
- [ ] Enhanced Quality
- [ ] High Quality
- [ ] Very High Quality

### Construction Cost estimation

1A. Average Cost from Building Cost Data dated: ___________
   \[ (\text{______ m}^2 \text{ GFA} \times \text{______ $/m}^2 \text{ GFA}) \]

1B. Development scale adjustment:
   - Total GFA < 5,000 m\(^2\) → add 20%-30% on item 1A
   - Total GFA < 10,000 m\(^2\) → add 10%-15% on item 1A
   - Total GFA > 50,000 m\(^2\) → deduct 5% from item 1A

### Additional costs not included in the Average Cost

2. Site formation cost
   \[ (\text{______ m}^2 \text{ site area} \times \text{______ $/m}^2 \text{ site area}) \]

3. Slope works, retaining structures, shoring, anchors

4. Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or for special foundation type)

5. External Works (including landscaping)
   \[ (\text{Site Area} - \text{total site coverage of residential towers}) \times \text{Average cost for External Works} \]
   \[ ((\text{______ m}^2 \text{ site area} - \text{______ m}^2 \text{ total site coverage}) \times \text{______ $/m}^2 \text{ external works area}) \]

6. Road formation access road construction and road widening

7. Footbridges & flyovers:
   - Uncovered RC bridge
   - + Extra cost of escalators & lifts
   - + Extra cost of cover

8A. Car parks (above ground)

8B. Car parks (basement)

9. Air-conditioning
   \[ (\text{Type of A/C: ________; ________ m}^2 \text{ GFA} \times \text{______ $/m}^2 \text{ GFA}) \]

10. Appliances
    \[ (\text{Flat size: ________ m}^2; \text{______ m}^2 \text{ GFA} \times \text{______ $/m}^2 \text{ GFA}) \]

11. Building height adjustments:
11A. For building height less than 30m, add 3% to 5% on item 1 (not applicable to houses)
11B. For building height more than 150m, add 5% to 10% on item 1 (buildings over 200m in height, professionals' advice should be sought)

12. Extra cost for curtain wall (if applicable)
    \[ (\text{Curtain wall area: ________ m}^2 \times \text{______ $/m}^2 \text{ curtain wall area}) \]

13. Costs for Green Building features

14. Clubhouse: Floor area of clubhouse X Average cost of Clubhouse

15. Swimming pool and pool side facilities
15A. Outdoor pool area ________ m\(^2\) \times ________ $/m\(^2\) pool area
15B. Indoor pool area ________ m\(^2\) \times ________ $/m\(^2\) pool area
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.</td>
<td>Pump house &amp; storm water storage tank (if applicable)</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td>Sewage treatment plant (if applicable)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sub-total (items 2-17)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total (items 1-17)</td>
<td></td>
</tr>
<tr>
<td>18.</td>
<td>Add 5% to 15% on Total (items 1-17) for projects in Peak Areas and remote area in New Territories</td>
<td></td>
</tr>
<tr>
<td>19.</td>
<td>Add 25% to 40% on Total (items 1-17) for projects in outlying islands without road access</td>
<td></td>
</tr>
<tr>
<td>20.</td>
<td>Add 5% to 15% on Total (items 1-17) where access to site is restricted either physically or by permitted working hours</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total (items 1-20)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>X time factor to reflect the present date cost</td>
<td></td>
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<tr>
<td></td>
<td>Total Current Cost</td>
<td></td>
</tr>
</tbody>
</table>
3. CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR HOTEL

Assumed Building Quality: [ ] Three-Star  [ ] Four-Star  [ ] Five-Star

Construction Cost estimation

1A. Average Cost from Building Cost Data dated: ________________

\[
\text{GFA} \times \text{$/m}^2 \text{GFA}
\]

1B. Development scale adjustment:

- Total GFA < 10,000 m^2 → add 5%-10% on item 1A
- Total GFA > 50,000 m^2 → deduct 5% from item 1A

Additional costs not included in the Average Cost

2. Site formation cost

\[
\text{site area} \times \text{$/m}^2 \text{site area}
\]

3. Slope works, retaining structures, shoring, anchors

4. Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or for special foundation type)

5. External Works (including landscaping)

\[
\text{site area} - \text{tower site coverage} \times \text{$/m}^2 \text{external works area}
\]

6. Basement construction

\[
\text{basement area} - \text{car park use} \times \text{$/m}^2 \text{basement area}
\]

7. Road formation access road construction and road widening

8. Footbridges & flyovers:

- Uncovered RC bridge
- + Extra cost of escalators & lifts
- + Extra cost of cover

9A. Car parks (above ground)

9B. Car parks (basement)

10. Building height adjustments:

- For building height less than 50m, add 3% to 5% on item 1
- For building height more than 150m, add 5% to 10% on item 1

11. Costs for Green Building features

12. Swimming pool and pool side facilities

12A. Outdoor pool area \( \text{m}^2 \) \( \times \) \$/m^2 pool area

12B. Indoor pool area \( \text{m}^2 \) \( \times \) \$/m^2 pool area

Sub-total (items 2-12)

Total (items 1-12)
13. Add 5% to 15% on Total (items 1-12) for projects in Peak Areas and remote area in New Territories

14. Add 25% to 40% on Total (items 1-12) for projects in outlying islands without road access

15. Add 5% to 15% on Total (items 1-12) where access to site is restricted either physically or by permitted working hours

Total (items 1-15)

x time factor to reflect the present date cost

Total Current Cost
4. CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR SHOPPING CENTRE

Assumed Building Quality: ☐ Medium Quality ☐ High Quality

Construction Cost estimation

1A. Average Cost from Building Cost Data dated: ________________

(______ m² GFA x ________ $/m² GFA)

1B. Development scale adjustment:
- Total GFA < 20,000 m² → add 5%-10% on item 1A
- Total GFA > 50,000 m² → deduct 5% from item 1A

Additional costs not included in the Average Cost

2. Site formation cost

(______ m² site area x ________ $/m² site area)

3. Slope works, retaining structures, shoring, anchors

4. Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or for special foundation type)

5A. External Works (including landscaping)

(Site Area - total site coverage of shopping centres) x Average cost for External Works

(______ m² site area - ________ m² total site coverage) x ________ $/m² external works area)

5B. Extra cost for roof / sky garden (if applicable)

(______ m² roof / sky garden area) x ________ $/m² external works area)

6. Basement construction

(______ m² basement area (except car park use) x ________ $/m² basement area)

7. Road formation access road construction and road widening

8. Footbridges & flyovers:

Uncovered RC bridge

+ Extra cost of escalators & lifts

+ Extra cost of cover

9A. Car parks (above ground)

9B. Car parks (basement)

10. Extra cost for buildings lower than 15 m; add 5% to 10% on item 1

11. Extra cost for curtain wall (Extra cost for medium quality only; if applicable)

12. Extra cost for steel structure / prestressed concrete to column free area to cinema / ice-skating rink (if applicable)

13. Costs for Green Building features

Sub-total (items 2-13)

Total (items 1-13)

14. Add 5% to 15% on Total (items 1-13) for projects in Peak Areas and remote area in New Territories

15. Add 25% to 40% on Total (items 1-13) for projects in outlying islands without road access

16. Add 5% to 15% on Total (items 1-13) where access to site is restricted either physically or by permitted working hours

Sub-total (items 1-16)

x time factor to reflect the present date cost

Total Current Cost
## 5. CHECKLIST - ESTIMATION OF DEVELOPMENT COSTS FOR INDUSTRIAL

### Assumed Building Quality:

<table>
<thead>
<tr>
<th>Assumed Building Quality</th>
<th>Average</th>
<th>Better</th>
<th>Average</th>
<th>Low</th>
<th>Average</th>
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<tbody>
<tr>
<td></td>
<td>quality</td>
<td>quality</td>
<td>quality</td>
<td>quality</td>
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</tr>
<tr>
<td></td>
<td>heavy</td>
<td>high</td>
<td>high</td>
<td>high</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>loadings</td>
<td>rise</td>
<td>rise</td>
<td>rise</td>
<td>rise</td>
</tr>
</tbody>
</table>

### Construction Cost estimation

1A. Average Cost from Building Cost Data dated:  
\[(\text{m}^2 \text{ GFA} \times \text{$/m}^2 \text{ GFA})\]  

1B. Development scale adjustment:  
- Total GFA < 20,000 m\(^2\) → add 5%-10% on item 1A  
- Total GFA > 50,000 m\(^2\) → deduct 5% from item 1A

### Additional costs not included in the Average Cost

2. Site formation cost  
\[(\text{m}^2 \text{ site area} \times \text{$/m}^2 \text{ site area})\]  

3. Slope works, retaining structures, shoring, anchors

4. Additional Foundation Cost (e.g. for foundation exceeding 20-30m depth or for special foundation type)

5. External Works (including landscaping)  
\[(\text{Site Area} - \text{total site coverage of factory/industrial buildings}) \times \text{Average cost for External Works} \]  
\[(\text{m}^2 \text{ site area} - \text{m}^2 \text{ total site coverage}) \times \text{$/m}^2 \text{ external works area})\]

6. Road formation access road construction and road widening

7. Footbridges & flyovers:  
- Uncovered RC bridge  
- + Extra cost of escalators & lifts  
- + Extra cost of cover

8A. Car parks (above ground)

8B. Car parks (basement)

9. Air-conditioning  
\[\text{(Type of A/C: } \text{m}^2 \text{ GFA} \times \text{$/m}^2 \text{ GFA})\]

10. Costs for Green Building features

Sub-total (items 2-10)  
Total (items 1-10)  
Add 5% to 15% on Total (items 1-10) for projects in Peak Areas and remote area in New Territories  
Add 25% to 40% on Total (items 1-10) for projects in outlying islands without road access  
Add 5% to 15% on Total (items 1-10) where access to site is restricted either physically or by permitted working hours  
Total (items 1-13)  
\[\text{x time factor to reflect the present date cost}\]  
Total Current Cost