

Appendix 24

Cost Reference for General Maintenance Works

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Note:

1. The following unit rates are the cost estimate for medium to large scale maintenance works quoted for reader's reference. Contract preliminaries and contingencies are not included in the rates.
2. The actual costs will vary from one project to another as the extent of works, the location, the site conditions, the complexity of works of each project are different.

Description	Unit	Unit Rate in HK\$
Re-roofing		
• Replacement of waterproof membrane	m ²	200 – 250
• Replacement of concrete roof tiles	m ²	250 – 300
External Wall Refurbishment		
• Hacking off of existing tiled finishes	m ²	100 – 150
• Replacement of mosaic tiles including screeding	m ²	300 – 400
• Replacement of ceramic tiles including screeding	m ²	350 – 480
• Texture paint including plastering	m ²	200 – 320
• Scaffolding for external wall re-tiling	m ²	150 – 230
Internal Wall Refurbishment		
• Replacement of white glazed ceramic tiles including screeding (China origin or equivalent)	m ²	290 – 320
• Emulsion paint including plastering	m ²	130 – 220
Internal Floor Refurbishment		
• Replacement of homogeneous tiles including screeding (China origin or equivalent)	m ²	360 – 420
• Replacement of vinyl tiles including screeding	m ²	150 – 260
Internal Ceiling Refurbishment		
• Cement paint including lime plastering	m ²	110 – 200
• Exposed grid suspended false ceiling including acoustic tiles	m ²	250 – 360

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Description	Unit	Unit Rate in HK\$
Spalling Repair		
• External Wall	m ²	1,000 – 2,800
• Internal beam and column	m ²	900 – 2,300
• Internal wall and ceiling	m ²	900 – 2,000
• Internal crack repair by injection grout	m	600 – 1,200
Doors and Windows		
• Replacement of single-leaf half-hour fire resistant hard wood door including painting and ironmongeries	No.	4,500 – 6,500
• Replacement of single glazed clear anodized aluminium window	m ²	1,200 – 1,800
Plumbing and Drainage		
• Replacement of uPVC drain pipe main stack not exceeding 150mm diameter	m	480 – 550
• Replacement of cast iron drain pipe main stack not exceeding 150mm diameter	m	650 – 750
• Replacement of copper water supply main riser not exceeding 80mm diameter	m	680 – 780
Electrical Works		
• Re-wiring (average 70m ² flat) not exceeding 20 Nos. of power points	flat	7,000 – 12,000
Test		
• CCTV survey to underground drains (approx. 50m)	Job	30,000 – 40,000
• Hammer tapping to external wall including double framed scaffolding	m ²	250 – 350
• Thermal scanning to external wall excluding scaffolding (approx. 1000m ²)	Job	25,000 – 30,000

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Miscellaneous		
<ul style="list-style-type: none"> Removal of metal cages or flower racks mounted on external wall including scaffolding 	Job	8,000 – 30,000
<ul style="list-style-type: none"> Removal of asbestos corrugated sheet canopy or roof structure excluding scaffolding (less than 5m in length) 	Job	6,000 – 25,000
<ul style="list-style-type: none"> High-pressure water jetting to clear blocked drains 	No. of blockage	2,000 – 2,500

All rates as at 2001 price level, and include materials and labour costs.

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