

COMPUTATION OF CASH GRANT INCENTIVE – CALCULATION OF ACTUAL CONSTRUCTION COST FOR PUBLIC PEDESTRIAN WALKWAY

A Underground Pedestrian Links without Commercial Space

For underground pedestrian links without commercial space, the actual construction cost of the links shall comprise all the cost of construction works, consultancy fees and related costs.

B Underground Pedestrian Links with Commercial Space

For underground pedestrian links with commercial space, the actual construction cost of the public pedestrian walkway shall comprise the cost of construction works, consultancy fees and related costs, as follows:

- I Fixed cost components specific to public pedestrian walkway only **(\$A)**
 - These costs remain the same regardless of the area of underground pedestrian link constructed.
 - Installation of escalators & lift/s;
 - Construction of staircases complete with entrance structures on ground level, if any;
 - Demolition/removal of knock-out panels, if any.
- II Variable cost components common to entire underground pedestrian link **(\$B)** – If these cost items are common to both public pedestrian walkway and commercial space, the costs will be apportioned for the public pedestrian walkway area:
 - Site preparation and earthwork;
 - Structural system excluding staircases and entrance structure. i.e. piling and foundation, floor and roof slabs, frames, walls and partitions;
 - Floor, wall and ceiling finishes;
 - Mechanical and electrical services excluding escalators, i.e. air-conditioning and mechanical ventilation, fire protection, electrical installation, etc;
- III Consultancy Fees and Other Related Costs **(\$C)**
 - Consultancy fees, i.e. fees for professional architects, civil & structural, mechanical & electrical engineers, quantity surveyors and accredited checkers;
 - Costs of Planimetric survey, soil investigation, services diversion, reinstatement of roads & affected areas, protection of existing structures, realignment of canals (where applicable) and other costs related to the construction of the underground pedestrian link (subject to prior approval), if any.

The amount of incentive shall be computed based on the actual construction cost of the public pedestrian walkway portion i.e. $[\$A + (\$B + \$C) \times \text{Area of the public pedestrian walkway} / \text{Area of underground pedestrian link}]$

C Definition of Floor Area

The floor area used in the computation of the grant shall be based on the area of all covered spaces measured to the inner face of the external walls or external perimeters.

For the Cash Grant Incentive, all necessary evidence documenting the actual construction cost (e.g. invoices, contract drawings and documents, incorporating Bills of Quantities (BQ)) for the construction of the underground pedestrian link works shall be submitted to URA for verification and approval. The breakdown of actual quantities and cost attributed to the construction of the underground pedestrian link must be verified by a Professional Quantity Surveyor to confirm that they are correct and in accordance with the approved plans. The approved cash grant will only be disbursed to the building owner upon URA's final approval of the actual construction cost and after receipt by URA of a copy of the TOP or CSC.