



Case Study: One Island East
Client: Swire Properties Limited



Project

The 70-storey One Island East project with the floor area of over 140,000 sqm is an extension of Swire Properties' Island East investment portfolio, which consists of over 650,000 sqm of office and retail space, stretching from Taikoo Place in the west to the Cityplaza retail and office complex in the east.

Our role

Rider Levett Bucknall provided full quantity surveying services on the project since mid 2003 when the existing buildings were demolished for redevelopment. Rider Levett Bucknall subsequently monitored the construction cost of this Grade-A office project and predicted the cash flow to finance the project.

Rider Levett Bucknall carried out value engineering at various points in the project's design and planning stages in order to generate a design which met the client's needs in terms of functional requirements, quality, environmental standards, timing and cost.

Rider Levett Bucknall also prepared the tender documents for the significant number of tender packages and provided assistance to Swire Properties regarding the awarding of tender packages.

Client benefits

Rider Levett Bucknall successfully prepared the bills of quantities by using a 3D digital system provided by Swire Properties. This is the first project in Hong Kong to employ such high technology software. Rider Levett Bucknall assisted the software specialist to successfully develop the program to generate quantities for estimating, bills of quantities and materials procurement by the contractors.

The project team used this digital 3D model to facilitate collaboration across all disciplines of the development process. The 3D model reduced conflict between services with other elements during the design and construction stages.

With previous experience providing quantity surveying services for the Swire Properties' extensive investment portfolio, Rider Levett Bucknall worked with the project team to successfully procure a significant number of contract packages to meet the client's quality and budget requirements.



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