

**Construction Costs for Various Cities**

Costs are at 1st Quarter 2007 levels

DESCRIPTION	(US\$/m <sup>2</sup> )												
	BANGKOK	BEIJING	BRUNEI	HONG KONG	JAKARTA	KUALA LUMPUR	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE	TOKYO
Average standard apartments, high rise	591	395	700	1,200	515	340	865	600	1,400	410	390	960	1,800
Prestige offices, high rise	811	906	1,040	1,900	800	930	N/A	750	1,500	925	800	1,710	2,490
Average standard offices, high rise	609	621	800	1,515	525	580	N/A	620	1,400	720	570	1,290	2,190
Prestige shopping centres	740	947	1,010	1,925	480	720	1,885	540	1,450	980	905	1,400	2,370
Average standard shopping centres	667	778	780	1,615	430	580	1,320	450	1,380	770	605	1,260	1,730
Light duty flatted factories	436	N/A	440	825	N/A	350	N/A	330	N/A	N/A	365	770	1,020
Heavy duty flatted factories and warehouses	N/A	N/A	N/A	900	N/A	380	N/A	375	N/A	N/A	N/A	960	1,370
5-star luxury hotels , inclusive of F.F. & E.	1,622	1,414	1,850	2,470	1,290	1,890	2,730	1,250	2,800	1,235	1,160	2,400	4,370
Exchange Rate Used: US\$1 =	BAHT35.13	RMB7.73	B\$1.5274	HK\$7.80	IDR9,100	RM3.60	MOP8.04	PHP48.50	KRW930	RMB7.73	RMB7.73	S\$1.53	JPY 114

**Notes:** The costs for the respective categories given above are averages based on fixed price competitive tenders. It must be understood that the actual cost of a building will depend upon the design and many other factors and may vary from the figure shown.

The costs per square metre are based on **Construction Floor Areas** measured to the outside face of the external walls / external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.

All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site condition. The cost excludes site formation works, external works, land cost, professional fees, finance and legal expenses.

The standard for each category of building vary from country to country.

**Fluctuation in exchange rate may lead to changes in construction costs expressed in U.S. dollars.**