

Construction Costs for Various Cities

Costs are at 1st Quarter 2008 levels

DESCRIPTION	(US\$/m ²)													
	BANGKOK	BEIJING	BRUNEI	HONG KONG	JAKARTA	KUALA LUMPUR	LONDON	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE	VIETNAM
Average standard apartments, high rise	767	456	780	1,390	570	440	3,800 - 4,400	1,119	750	1,482	522	455	1,560	570 - 680
Prestige offices, high rise	954	1,004	1,160	2,200	835	1,070	4,800 - 6,400	N/A	980	1,700	1,094	920	2,160	800 - 1,000
Average standard offices, high rise	703	713	890	1,760	550	720	3,950 - 4,950	N/A	790	1,318	857	665	1,930	680 - 800
Prestige shopping centres	872	1,026	1,120	2,250	515	940	3,000 - 3,950	2,397	680	1,940	1,148	1,030	2,020	750 - 850
Average standard shopping centres	784	883	865	1,900	465	760	2,600 - 3,450	1,653	550	1,400	932	700	1,630	625 - 735
Light duty flatted factories	693	N/A	490	995	N/A	440	1,300 - 1,650	N/A	420	N/A	N/A	N/A	1,030	190 - 320
Heavy duty flatted factories and warehouses	1,054	N/A	N/A	1,085	N/A	490	2,200 - 2,550	N/A	460	N/A	N/A	N/A	1,240	320 - 430
5-star luxury hotels , inclusive of F.F. & E.	1,891	1,561	2,060	2,880	1,360	2,150	4,600 - 6,200	3,382	1,585	2,950	1,526	1,330	3,230	1,650 - 1,850
Exchange Rate Used: US\$1 =	BAHT31.30	RMB7.02	B\$1.4086	HK\$7.80	IDR9,250	RM3.20	£0.51	MOP8.04	PHP41.00	KRW940	RMB7.02	RMB7.02	S\$1.41	VND16,500

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.