

Construction Costs for Various Cities

Costs are at 1st Quarter 2009 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	704	463	785	1,430	460	404	2,400-3,400	1,050	680	1,020	470	435	1,480	535-645
Prestige offices, high rise	836	1,020	1,080	2,270	720	964	3,450-4,900	N/A	940	1,167	1,010	880	1,840	750-970
Average standard offices, high rise	630	716	820	1,805	470	660	2,900-3,600	N/A	710	1,024	790	630	1,580	645-750
Prestige shopping centres	793	1,045	1,065	2,290	455	803	2,150-2,900	2,190	830	1,807	1,060	990	1,710	N/A
Average standard shopping centres	680	898	800	1,935	410	660	1,850-2,300	1,550	590	1,304	860	675	1,380	590-700
Light duty flatted factories	567	N/A	400	1,000	N/A	384	800-1,000	N/A	370	N/A	N/A	N/A	920	190-320
Heavy duty flatted factories and warehouses	921	N/A	N/A	1,085	N/A	455	1,300-1,550	N/A	410	N/A	N/A	N/A	1,120	320-425
5-star luxury hotels , inclusive of F.F. & E.	1,700	1,585	2,060	2,910	1,150	1,963	3,050-4,200	3,140	1,395	2,039	1,420	1,300	2,765	1,555-1,770
Exchange Rate Used: US\$1 =	BAHT35.30	RMB6.84	B\$1.5120	HK\$7.80	IDR11,650	RM3.62	£0.69	MOP7.98	PHP48.00	KRW1,350	RMB6.84	RMB6.84	S\$1.52	VND17,483

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.