

Construction Costs for Various Cities

Costs are at 1st Quarter 2010 levels

DESCRIPTION	(US\$/m2)															
	BANGKOK	BEIJING	BRUNEI	HONG KONG	JAKARTA	KUALA LUMPUR	LONDON	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE	TOKYO	VIETNAM	SYDNEY
Average standard apartments, high rise	774	480	820	1,630	495	420	2,340-3,260	1,005	780	1,235	485	460	1,430	1,870	555-670	1,860
Prestige offices, high rise	918	1,048	1,120	2,370	765	1,005	3,600-4,530	N/A	1,010	1,385	1,040	915	2,000	2,680	775-990	2,600
Average standard offices, high rise	700	743	820	1,885	505	685	2,980-3,600	N/A	775	1,215	816	665	1,785	2,250	660-775	2,380
Prestige shopping centres	872	1,086	1,035	2,385	480	835	2,140-2,870	2,120	880	2,160	1,091	1,020	2,145	1,830	N/A	1,770
Average standard shopping centres	747	933	795	2,015	440	685	1,770-2,290	1,500	690	1,560	887	705	1,930	1,400	610-720	1,475
Light duty flatted factories	560	N/A	460	1,040	N/A	400	680-960	N/A	395	N/A	N/A	N/A	895	1,280	200-335	610
Heavy duty flatted factories and warehouses	N/A	N/A	N/A	1,135	N/A	475	1,150-1,460	N/A	440	N/A	N/A	N/A	1,105	1,720	330-435	865
5-star luxury hotels , inclusive of F.F. & E.	1,806	1,645	2,035	3,030	1,225	2,040	2,870-3,980	3,080	1,485	2,470	1,464	1,330	2,965	4,270	1,605-1,820	3,250
Exchange Rate Used: US\$1 =	BAHT32.12	RMB6.83	B\$1.395	HK\$7.80	IDR9,270	RM3.37	£0.65	MOP7.98	PHP46.00	KRW1,145	RMB6.83	RMB6.83	S\$1.40	JPY91.30	VND19,100	AU\$1.13

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.