

**Construction Costs for Various Cities**Costs are at **2nd 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	662	398	705	1,250	518	370	889	620	1,400	430	395	970	1,820
Prestige offices, high rise	820	913	1,050	1,995	805	970	N/A	750	1,600	930	810	1,730	2,520
Average standard offices, high rise	619	626	805	1,585	528	620	N/A	650	1,300	735	580	1,300	2,210
Prestige shopping centres	748	954	1,020	2,020	482	780	1,942	560	1,450	980	915	1,410	2,430
Average standard shopping centres	676	784	785	1,695	432	630	1,360	470	1,380	785	615	1,270	1,750
Light duty flatted factories	460	N/A	445	865	N/A	380	N/A	340	N/A	N/A	370	780	1,030
Heavy duty flatted factories and warehouses	N/A	N/A	N/A	945	N/A	410	N/A	385	N/A	N/A	N/A	970	1,390
5-star luxury hotels , inclusive of F.F. & E.	1,640	1,425	1,865	2,590	1,298	1,930	2,850	1,290	2,800	1,275	1,175	2,420	4,420
Exchange Rate Used: US\$1 =	BAHT34.74	RMB7.67	B\$1.5165	HK\$7.80	IDR9,000	RM3.50	MOP8.05	PHP47.00	KRW930	RMB7.67	RMB7.67	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.**

Source: Davis Langdon & Seah Singapore Pte Ltd