

**Construction Costs for Various Cities**

Costs are at 2nd Quarter 2008 levels

DESCRIPTION	(US\$/m2)												
	BANGKOK	BEIJING	HONG KONG	JAKARTA	KUALA LUMPUR	LONDON	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE	VIETNAM
Average standard apartments, high rise	757	495	1,515	635	470	4,300-5,100	1,140	750	1,496	560	475	1,900	600-720
Prestige offices, high rise	941	1,090	2,410	920	1,130	5,300-6,850	N/A	1,100	1,717	1,200	960	2,335	835-1,080
Average standard offices, high rise	694	765	1,915	610	760	4,300-5,100	N/A	805	1,331	950	700	2,005	720-835
Prestige shopping centres	861	1,110	2,425	570	1,010	3,000-3,950	2,440	780	1,959	1,250	1,075	2,190	N/A
Average standard shopping centres	774	955	2,050	520	830	2,650-3,550	1,680	570	1,414	1,050	735	1,750	800-930
Light duty flatted factories	630	N/A	1,075	N/A	460	1,350-1,750	N/A	430	N/A	N/A	N/A	1,170	235-365
Heavy duty flatted factories and warehouses	1,040	N/A	1,175	N/A	530	2,250-2,600	N/A	470	N/A	N/A	N/A	1,425	340-450
5-star luxury hotels , inclusive of F.F. & E.	1,866	1,688	3,075	1,510	2,240	4,900-6,850	3,445	1,630	2,950	1,650	1,385	3,505	1,730-1,970
Exchange Rate Used: US\$1 =	BAHT33.31	RMB6.86	HK\$7.80	IDR9,265	RM3.20	£0.51	MOP8.03	PHP43.50	KRW1,050	RMB6.86	RMB6.86	S\$1.37	VND16,276

**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.**