

Construction Costs for Various Cities

Costs are at 2nd 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	735	463	782	1,430	460	372	2,450-3,450	1,040	680	1,091	470	440	1,475	530-640
Prestige offices, high rise	873	1,010	1,070	2,270	710	889	3,600-5,100	N/A	940	1,235	1,010	890	1,850	745-955
Average standard offices, high rise	658	716	815	1,805	470	608	3,000-3,750	N/A	710	1,083	790	640	1,575	640-745
Prestige shopping centres	829	1,045	1,058	2,290	450	740	2,250-3,000	2,170	830	1,910	1,060	1,000	1,710	N/A
Average standard shopping centres	710	898	795	1,935	410	608	1,900-2,400	1,535	590	1,379	860	685	1,370	585-690
Light duty flatted factories	592	N/A	440	1,000	N/A	353	810-1,040	N/A	370	N/A	N/A	N/A	925	190-320
Heavy duty flatted factories and warehouses	962	N/A	N/A	1,085	N/A	419	1,340-1,560	N/A	410	N/A	N/A	N/A	1,130	315-420
5-star luxury hotels , inclusive of F.F. & E.	1,776	1,585	2,044	2,910	1,140	1,809	3,100-4,300	3,110	1,395	2,182	1,420	1,310	2,775	1,540-1,750
Exchange Rate Used: US\$1 =	BAHT33.79	RMB6.83	B\$1.489	HK\$7.80	IDR10,500	RM3.55	£0.67	MOP7.98	PHP48.00	KRW1,287	RMB6.83	RMB6.83	S\$1.46	VND17,796

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.