

Construction Costs for Various Cities

Costs are at 2nd 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	772	482	825	1,650	500	439	2,290-3,190	1,013	788	1,226	495	463	1,475	2,060	560-680	1,980
Prestige offices, high rise	916	1,070	1,125	2,405	770	1,050	3,530-4,450	N/A	1,020	1,236	1,061	920	2,050	2,950	790-1,010	2,420
Average standard offices, high rise	699	760	825	1,910	510	716	2,910-3,530	N/A	783	1,085	832	670	1,835	2,480	670-790	2,320
Prestige shopping centres	869	1,090	1,040	2,415	485	872	2,110-2,820	2,140	890	1,932	1,113	1,025	2,195	2,020	N/A	1,600
Average standard shopping centres	745	937	800	2,045	445	716	1,740-2,260	1,510	700	1,394	905	710	1,980	1,560	620-730	1,190
Light duty flatted factories	559	N/A	460	1,055	N/A	418	670-950	N/A	400	N/A	N/A	N/A	935	1,420	210-350	570
Heavy duty flatted factories and warehouses	N/A	N/A	N/A	1,150	N/A	496	1,120-1,440	N/A	445	N/A	N/A	N/A	1,155	1,880	350-460	720
5-star luxury hotels , inclusive of F.F. & E.	1,801	1,652	2,045	3,075	1,240	2,131	2,820-3,920	3,105	1,500	2,154	1,493	1,338	3,060	4,700	1,620-1,840	3,170
Exchange Rate Used: US\$1 =	BAHT32.20	RMB6.79	B\$1.402	HK\$7.80	IDR9,150	RM3.24	£0.65	MOP7.98	PHP45.50	KRW1,166	RMB6.79	RMB6.79	S\$1.39	JPY84.60	VND19,024	AU\$1.17

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.