

**Construction Costs for Various Cities**Costs are at **3rd Quarter 2007** levels

DESCRIPTION	(US\$/m <sup>2</sup> )												
	BANGKOK	BEIJING	BRUNEI	HONG KONG	JAKARTA	KUALA LUMPUR	LONDON	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE
Average standard apartments, high rise	690	412	725	1,340	511	370	3,750 - 4,400	960	635	1,400	455	410	1,185
Prestige offices, high rise	852	945	1,080	2,130	794	970	4,700 - 6,350	N/A	825	1,600	980	840	1,780
Average standard offices, high rise	631	648	830	1,690	521	620	3,900 - 4,900	N/A	665	1,300	775	600	1,480
Prestige shopping centres	778	987	1,045	2,160	475	780	2,950 - 3,900	2,095	575	1,450	1,030	945	1,710
Average standard shopping centres	705	811	805	1,805	426	630	2,550 - 3,400	1,460	480	1,380	825	635	1,380
Light duty flatted factories	478	N/A	455	925	N/A	380	1,300 - 1,650	N/A	350	N/A	N/A	385	810
Heavy duty flatted factories and warehouses	N/A	N/A	N/A	1,010	N/A	410	2,150 - 2,500	N/A	390	N/A	N/A	N/A	1,005
5-star luxury hotels , inclusive of F.F. & E.	1,703	1,475	1,920	2,755	1,280	1,930	4,600 - 6,150	3,080	1,320	2,800	1,345	1,215	2,760
Exchange Rate Used: US\$1 =	BAHT34.04	RMB7.50	B\$1.5116	HK\$7.80	IDR9,250	RM3.50	£0.49	MOP8.03	PHP46.00	KRW930	RMB7.50	RMB7.50	S\$1.52

**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.**