

Construction Costs for Various Cities

Costs are at 3rd Quarter 2008 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	739	498	834	1,515	635	470	3,800-4,350	1,118	685	1,309	560	475	1,860	615-740
Prestige offices, high rise	887	1,096	1,185	2,410	920	1,130	4,750-6,500	N/A	995	1,502	1,200	960	2,290	860-1,100
Average standard offices, high rise	665	770	895	1,915	610	760	3,850-4,800	N/A	735	1,165	950	700	1,965	740-860
Prestige shopping centres	828	1,116	1,160	2,425	570	1,010	2,950-3,850	2,391	710	1,714	1,250	1,075	2,145	N/A
Average standard shopping centres	739	960	870	2,050	520	830	2,550-3,400	1,645	530	1,237	1,050	735	1,715	680-800
Light duty flatted factories	591	N/A	490	1,075	N/A	460	1,300-1,650	N/A	390	N/A	N/A	N/A	1,145	210-350
Heavy duty flatted factories and warehouses	976	N/A	N/A	1,175	N/A	530	2,150-2,500	N/A	425	N/A	N/A	N/A	1,395	350-470
5-star luxury hotels, inclusive of F.F. & E.	1,774	1,698	2,250	3,075	1,510	2,240	4,850-6,250	3,375	1,470	2,581	1,650	1,390	3,430	1,785-2,035
Exchange Rate Used: US\$1 =	BAHT33.83	RMB6.82	B\$1.39	HK\$7.80	IDR9,245	RM3.20	£0.53	MOP8.03	PHP45.50	KRW1,200	RMB6.82	RMB6.82	S\$1.40	VND16,643

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.