

**Construction Costs for Various Cities**

Costs are at 3rd Quarter 2009 levels

DESCRIPTION	(US\$/m <sup>2</sup> )													
	BANGKOK	BEIJING	BRUNEI	HONG KONG	JAKARTA	KUALA LUMPUR	LONDON	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE	VIETNAM
Average standard apartments, high rise	746	476	762	1,440	470	380	2,550-3,550	1,050	710	1,126	475	445	1,425	540-650
Prestige offices, high rise	885	1,040	1,030	2,280	725	910	3,950-5,000	N/A	940	1,265	1,020	900	1,805	755-970
Average standard offices, high rise	675	737	735	1,820	480	620	3,200-3,950	N/A	730	1,110	800	650	1,530	650-755
Prestige shopping centres	840	1,076	970	2,300	460	755	2,350-3,100	2,190	840	1,969	1,070	1,010	1,665	N/A
Average standard shopping centres	720	925	715	1,950	420	620	1,950-2,500	1,550	610	1,421	870	695	1,320	595-700
Light duty flatted factories	600	N/A	440	1,010	N/A	360	790-1,060	N/A	370	N/A	N/A	N/A	905	195-325
Heavy duty flatted factories and warehouses	975	N/A	N/A	1,095	N/A	430	1,310-1,600	N/A	410	N/A	N/A	N/A	1,110	320-425
5-star luxury hotels , inclusive of F.F. & E.	1,801	1,632	1,880	2,920	1,160	1,850	3,150-4,350	3,140	1,395	2,253	1,435	1,315	2,710	1,565-1,780
Exchange Rate Used: US\$1 =	BAHT33.32	RMB6.83	B\$1.449	HK\$7.80	IDR9,990	RM3.52	£0.61	MOP7.98	PHP48.00	KRW1,238	RMB6.83	RMB6.83	S\$1.44	VND17,819

**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.**