

Construction Costs for Various Cities

Costs are at 4th Quarter 2007 levels

DESCRIPTION	(US\$/m ²)														
	BANGKOK	BEIJING	BRUNEI	HONG KONG	INDIA	JAKARTA	KUALA LUMPUR	LONDON	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE	TOKYO
Average standard apartments, high rise	704	431	760	1,325	450	520	390	3,850 - 4,500	1,030	680	1,480	470	425	1,275	1,857
Prestige offices, high rise	875	950	1,125	2,100	650	805	1,000	4,850 - 6,500	N/A	860	1,580	1,000	860	1,960	2,783
Average standard offices, high rise	645	677	865	1,675	540	530	640	4,000 - 5,050	N/A	700	1,470	780	620	1,620	2,431
Prestige shopping centres	813	970	1,090	2,130	N/A	485	800	3,000 - 4,000	2,200	600	1,500	1,050	965	1,860	N/A
Average standard shopping centres	719	830	840	1,790	610	435	640	2,600 - 3,450	1,530	490	1,400	850	655	1,520	1,628
Light duty flatted factories	491	N/A	475	915	350	N/A	390	1,300 - 1,700	N/A	380	N/A	N/A	N/A	890	1,422
Heavy duty flatted factories and warehouses	N/A	N/A	N/A	995	405	N/A	420	2,200 - 2,550	N/A	420	N/A	N/A	N/A	1,105	1,896
5-star luxury hotels , inclusive of F.F. & E.	1,745	1,475	2,000	2,730	2,000	1,290	1,980	4,700 - 6,300	3,080	1,400	2,940	1,400	1,245	3,000	4,797
Exchange Rate Used: US\$1 =	BAHT33.81	RMB7.43	B\$1.4493	HK\$7.80	Rs40.00	IDR9,250	RM3.40	£0.49	MOP8.04	PHP43.00	KRW920	RMB7.43	RMB7.43	S\$1.45	JPY 113

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.