

Construction Costs for Various Cities

Costs are at 4th 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	729	472	815	1,470	475	450	3,100-3,550	1,070	680	1,000	480	435	1,655	560-670
Prestige offices, high rise	874	1,040	1,120	2,335	740	1,080	3,900-5,400	N/A	940	1,140	1,030	880	2,060	785-1,010
Average standard offices, high rise	648	730	850	1,860	485	740	3,150-3,950	N/A	710	1,000	805	630	1,755	670-785
Prestige shopping centres	816	1,065	1,105	2,354	470	900	2,450-3,150	2,230	810	1,765	1,080	990	1,925	N/A
Average standard shopping centres	729	915	830	1,990	420	740	2,150-2,850	1,580	530	1,274	875	675	1,555	615-730
Light duty flatted factories	583	N/A	455	1,030	N/A	430	1,050-1,350	N/A	370	N/A	N/A	N/A	1,015	215-345
Heavy duty flatted factories and warehouses	952	N/A	N/A	1,120	N/A	510	1,750-2,100	N/A	410	N/A	N/A	N/A	1,250	320-425
5-star luxury hotels , inclusive of F.F. & E.	1,749	1,615	2,140	2,990	1,185	2,200	3,700-5,150	3,200	1,395	2,000	1,440	1,300	3,075	1,625-1,850
Exchange Rate Used: US\$1 =	BAHT34.31	RMB6.84	B\$1.47	HK\$7.80	IDR11,000	RM3.55	£0.62	MOP7.98	PHP48.00	KRW1,400	RMB6.84	RMB6.84	S\$1.48	VND16,915

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.