

Construction Costs for Various Cities

Costs are at 4th Quarter 2009 levels

DESCRIPTION	(US\$/m2)														
	BANGKOK	BEIJING	BRUNEI	HONG KONG	JAKARTA	KUALA LUMPUR	LONDON	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE	TOKYO	VIETNAM
Average standard apartments, high rise	755	466	785	1,465	485	395	2,450-3,450	1,000	725	1,210	475	445	1,395	1,910	550-660
Prestige offices, high rise	895	1,019	1,070	2,325	750	945	3,800-4,750	N/A	960	1,360	1,020	900	1,785	2,730	765-980
Average standard offices, high rise	685	722	780	1,850	495	645	3,150-3,800	N/A	745	1,190	800	650	1,500	2,300	650-765
Prestige shopping centres	850	1,055	990	2,340	470	785	2,250-3,000	2,100	840	2,118	1,070	1,010	1,645	1,870	N/A
Average standard shopping centres	730	907	760	1,980	430	645	1,850-2,400	1,480	620	1,529	870	695	1,285	1,430	600-710
Light duty flatted factories	545	N/A	440	1,020	N/A	375	720-1,020	N/A	375	N/A	N/A	N/A	895	1,310	195-330
Heavy duty flatted factories and warehouses	N/A	N/A	N/A	1,110	N/A	445	1,200-1,540	N/A	420	N/A	N/A	N/A	1,105	1,760	325-430
5-star luxury hotels , inclusive of F.F. & E.	1,760	1,599	1,935	2,980	1,200	1,915	3,000-4,200	3,050	1,420	2,400	1,435	1,315	2,645	4,360	1,585-1,800
Exchange Rate Used: US\$1 =	BAHT32.94	RMB6.83	B\$1.4050	HK\$7.80	IDR9,450	RM3.40	£0.62	MOP7.98	PHP47.00	KRW1,170	RMB6.83	RMB6.83	S\$1.40	JPY89.40	VND18,482

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.