

Construction Costs for Various Cities

Costs are at 4th Quarter 2010 levels

DESCRIPTION	(US\$/m2)															
	BANGKOK	BEIJING	BRUNEI	HONG KONG	JAKARTA	KUALA LUMPUR	LONDON	MACAU	MANILA	SEOUL	SHANGHAI	SHENZHEN / GUANGZHOU	SINGAPORE	TOKYO	VIETNAM	SYDNEY
Average standard apartments, high rise	829	484	830	1,810	525	453	2,260	1,070	825	1,280	600	479	1,580	2,110	585-700	2,230
Prestige offices, high rise	984	1,074	1,135	2,485	810	1,084	3,670	N/A	1,065	1,300	1,200	952	2,195	3,030	820-1,040	2,730
Average standard offices, high rise	751	763	830	2,000	535	739	2,940	N/A	810	1,140	900	693	1,965	2,540	700-815	2,610
Prestige shopping centres	934	1,094	1,045	2,500	510	900	N/A	2,247	950	2,020	1,250	1,060	2,350	2,170	N/A	1,800
Average standard shopping centres	801	941	810	2,145	465	739	2,080	1,584	735	1,460	950	735	2,115	2,070	640-755	1,340
Light duty flatted factories	600	N/A	460	1,090	N/A	431	820	N/A	420	N/A	N/A	N/A	1,000	1,460	220-360	640
Heavy duty flatted factories and warehouses	N/A	N/A	N/A	1,190	N/A	512	1,410	N/A	465	N/A	N/A	N/A	1,235	1,930	365-470	810
5-star luxury hotels , inclusive of F.F. & E.	1,935	1,658	2,060	3,190	1,300	2,199	4,190	3,264	1,570	2,260	2,000	1,384	3,270	4,830	1,680-1,895	3,580
Exchange Rate Used: US\$1 =	BAHT29.98	RMB6.63	B\$1.390	HK\$7.80	IDR9,000	RM3.12	£0.63	MOP7.99	PHP44.00	KRW1,128	RMB6.63	RMB6.63	S\$1.30	JPY82.50	VND19,500	AU\$0.98

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.