

Construction Cost Handbook
China & Hong Kong 2007

中
國 香
港



For private circulation to staff
and business associates only

The following handbook of information relating to the construction industry has been compiled by:

Davis Langdon & Seah Hong Kong Limited

2101 Leighton Centre

77 Leighton Road

Hong Kong

Telephone : (852) 2830 3500 / 2576 3231

Fax : (852) 2576 0416

Email : dlshk@dlshk.com

Website : www.davislangdon.com

© Davis Langdon & Seah Hong Kong Limited
2007

All rights reserved. No part of this publication may be re-produced or copied in any form without prior written permission from Davis Langdon & Seah Hong Kong Limited.

The information contained herein should be regarded as indicative and for general guidance only. Whilst every effort has been made to ensure accuracy, no responsibility can be accepted for errors and omissions, however caused.

If advice concerning individual projects is required, we would be happy to assist.

Unless otherwise stated, costs reflected in this handbook are **Hong Kong costs at 4th Quarter 2006.**

Davis Langdon & Seah Hong Kong Limited would like to acknowledge the assistance of **Jones Lang LaSalle** and **Baker & McKenzie** in providing additional data and information for this publication.



Published by Davis Langdon & Seah Hong Kong Limited
Printed : February 2007 by R&R Publishing Limited



ISO 9001 : 2000
Certificate No. : CC271

TABLE OF CONTENTS

Table of Contents	1
Calendars	3

1. CONSTRUCTION COST DATA

Construction Costs for Hong Kong	7
M&E Services Costs for Hong Kong	9
ACMV Costs for Various Designs and Developments for Hong Kong	11
Construction Cost Specification	13
Fit-out Costs for Hong Kong	15
Unit Costs for Ancillary Facilities for Hong Kong	17
Construction Costs for Selected Asian Cities	19
M&E Costs for Selected Asian Cities	23
Major Rates for Selected Asian Cities	27

2. GENERAL CONSTRUCTION DATA

Cost Trend of Building Prices for Hong Kong	33
Progress Payments	36
Estimating Rules of Thumb	37
Construction Activity in Hong Kong	39
Construction Value in Hong Kong	40
Widened Market Access for Foreign Engineering Design Firms	41
Specified Forms for Buildings Ordinance or Regulations for Hong Kong	43
Summary of Building Regulations for Hong Kong	45
Percentage Site Coverage and Plot Ratios for Hong Kong	46

3. PROPERTY

Property Indicators	51
Saleable Area Definition	53

4. FINANCIAL

Financial Definitions	55
Financial Formulae	56
Mortgage Repayment Table	57
Composite CPI	58
Exchange Rates	59
Currency Charts	61
Prime Rates	63

5. OTHER INFORMATION

Utility Costs for Selected Asian Cities	67
Conversion Factors	69
IDD Codes and Time Differences	71
Public Holidays	73
Quality Management System	82
Davis Langdon & Seah Professional Services	83
International Directory of Offices	91
Telephone Directory	108



2008

2020

JANUARY							FEBRUARY							MARCH						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4							1							1
6	7	8	9	10	11	12	3	4	5	6	7	8	9	2	3	4	5	6	7	8
13	14	15	16	17	18	19	10	11	12	13	14	15	16	9	10	11	12	13	14	15
20	21	22	23	24	25	26	17	18	19	20	21	22	23	16	17	18	19	20	21	22
27	28	29	30	31			24	25	26	27	28	29		2330	2431	25	26	27	28	29

APRIL							MAY							JUNE						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4						1	2	1	2	3	4	5	6	7
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28
27	28	29	30				25	26	27	28	29	30	31	29	30					

JULY							AUGUST							SEPTEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4						1	2	1	2	3	4	5	6	7
6	7	8	9	10	11	12	3	4	5	6	7	8	9	7	8	9	10	11	12	13
13	14	15	16	17	18	19	10	11	12	13	14	15	16	14	15	16	17	18	19	20
20	21	22	23	24	25	26	17	18	19	20	21	22	23	21	22	23	24	25	26	27
27	28	29	30	31			2431	25	26	27	28	29	30	28	29	30				

OCTOBER							NOVEMBER							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3							1				1	2	3	4
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27
26	27	28	29	30	31		2330	24	25	26	27	28	29	28	29	30	31			

2009

JANUARY

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

JUNE

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24/31	25	26	27	28	29

SEPTEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14

中国·香港

CONSTRUCTION COST DATA

Construction Costs for Hong Kong
M&E Services Costs for Hong Kong
ACMV Costs for Various Designs and Development for Hong Kong
Construction Cost Specification
Fit-out Costs for Hong Kong
Unit Costs for Ancillary Facilities for Hong Kong
Construction Costs for Selected Asian Cities
M&E Costs for Selected Asian Cities
Major Rates for Selected Asian Cities

1. CONSTRUCTION COST DATA

CONSTRUCTION COSTS FOR HONG KONG

BUILDING TYPE	(HK\$/m ²)		
	BUILDING	SERVICES	TOTAL
DOMESTIC			
Low cost housing, high rise	3,125 - 3,350	675 - 850	3,800 - 4,200
Average standard apartments, high rise	6,980 - 7,230	1,770 - 2,120	8,750 - 9,350
Luxury apartments, high rise	8,355 - 9,750	1,995 - 2,550	10,350 - 12,300
Terraced houses	11,000 - 12,125	1,900 - 2,375	12,900 - 14,500
Individual prestige houses	16,210 up	2,240 - 3,170	18,450 up
OFFICE/COMMERCIAL			
Average standard offices, high rise	7,690 - 8,795	2,860 - 3,555	10,550 - 12,350
Prestige offices, high rise	10,640 up	3,660 - 4,700	14,300 up
Average standard shopping centres	7,845 - 9,740	3,105 - 3,710	10,950 - 13,450
Prestige shopping centres	11,030 up	3,470 - 4,220	14,500 up

HOTELS			
3-star budget hotels inclusive of F.F. & E.	10,025 - 10,975	3,775 - 4,375	13,800 - 15,350
5-star luxury hotels, ditto	14,710 up	3,990 - 5,350	18,700 up
INDUSTRIAL			
Light duty flatted factories, 7.5 kpa (150 lb.) loading	4,375 - 4,820	1,525 - 1,730	5,900 - 6,550
Heavy duty flatted factories and warehouses, 15 kpa (300 lb.) loading	4,670 - 5,250	1,680 - 2,000	6,350 - 7,250
OTHERS			
Carparks, above ground	3,500 - 3,880	1,150 - 1,670	4,650 - 5,550
Primary and secondary schools	6,480 - 6,685	1,370 - 1,865	7,850 - 8,550
International schools	7,615 - 7,935	1,935 - 2,865	9,550 - 10,800
Student hostels	7,000 - 7,800	2,000 - 2,700	9,000 - 10,500
Sports clubs inclusive of F.F. & E.	11,410 - 13,130	3,590 - 4,370	15,000 - 17,500

The above costs are at 4th Quarter 2006 levels.

1. CONSTRUCTION COST DATA

M&E SERVICES COSTS FOR HONG KONG

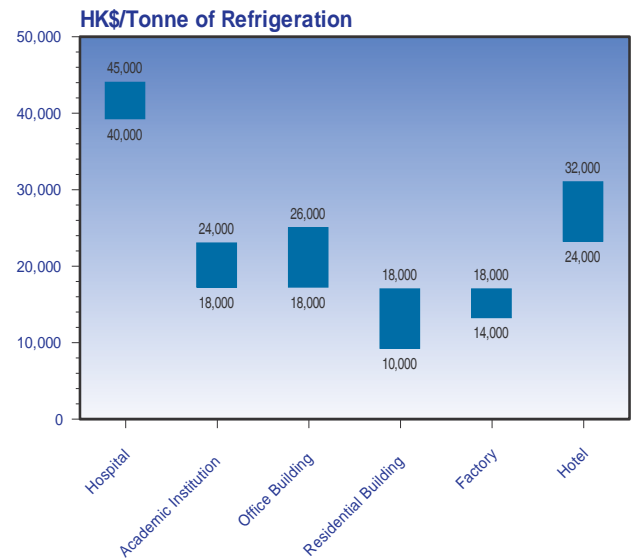
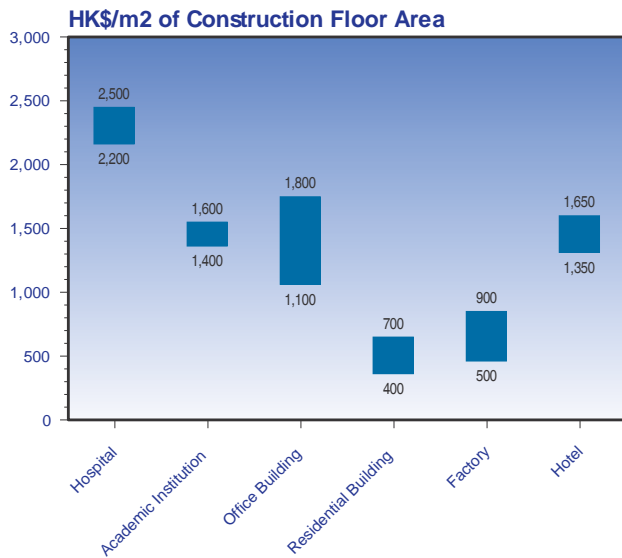
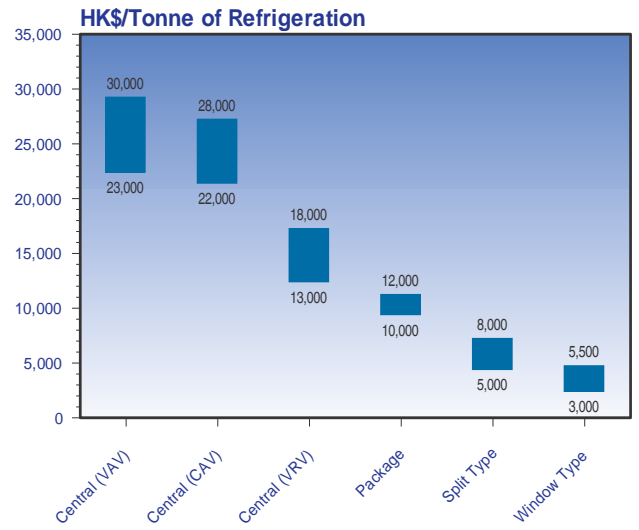
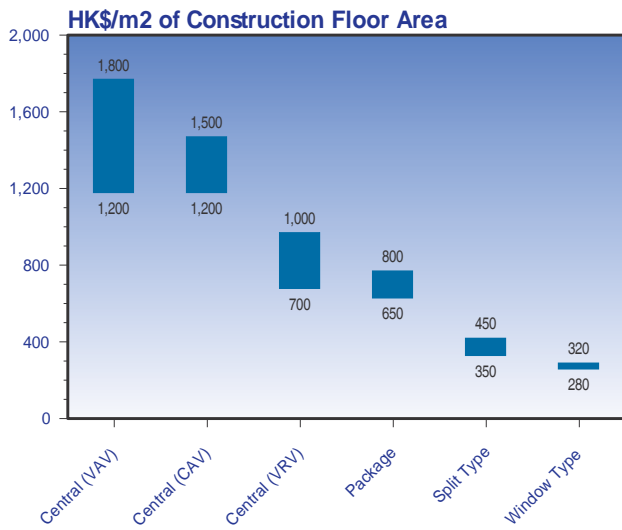
BUILDING TYPE	(HK\$/m ²)					TOTAL SERVICES
	MECHANICAL SERVICES	ELECTRICAL SERVICES	FIRE SERVICES	LIFTS/ ESCALATORS	HYDRAULIC SERVICES	
DOMESTIC						
Low cost housing, high rise	--	330 - 380	25 - 40	110 - 170	210 - 260	675 - 850
Average standard apartments, high rise	370 - 450	750 - 820	50 - 90	275 - 310	325 - 450	1,770 - 2,120
Luxury apartments, high rise	500 - 650	850 - 950	50 - 90	275 - 340	320 - 520	1,995 - 2,550
Terraced houses	680 - 830	810 - 1,000	10 - 20	--	400 - 525	1,900 - 2,375
Individual prestige houses	745 - 1,200	1,020 - 1,350	35 - 70	--	440 - 550	2,240 - 3,170
OFFICE/COMMERCIAL						
Average standard offices, high rise	1,100 - 1,360	900 - 1,100	240 - 350	350 - 455	270 - 290	2,860 - 3,555
Prestige offices, high rise	1,500 - 1,800	1,150 - 1,500	275 - 385	460 - 640	275 - 375	3,660 - 4,700
Average standard shopping centres	1,300 - 1,450	950 - 1,100	275 - 420	360 - 440	220 - 300	3,105 - 3,710
Prestige shopping centres	1,500 - 1,600	1,050 - 1,300	310 - 440	390 - 550	220 - 330	3,470 - 4,220

HOTELS						
3-star budget hotels inclusive of F.F. & E.	1,350 - 1,500	1,250 - 1,420	340 - 415	410 - 500	425 - 540	3,775 - 4,375
5-star luxury hotels, ditto	1,400 - 1,650	1,350 - 1,950	385 - 505	430 - 640	425 - 605	3,990 - 5,350
INDUSTRIAL						
Light duty flatted factories, 7.5 kpa (150 lb.) loading	335 - 360	400 - 450	215 - 275	355 - 370	220 - 275	1,525 - 1,730
Heavy duty flatted factories and warehouses, 15 kpa (300 lb.) loading	335 - 360	500 - 565	215 - 285	410 - 505	220 - 285	1,680 - 2,000
OTHERS						
Carparks, above ground	110 - 270	480 - 600	220 - 300	230 - 320	110 - 180	1,150 - 1,670
Primary and secondary schools	270 - 470	660 - 750	100 - 250	100 - 120	240 - 275	1,370 - 1,865
International schools	650 - 1,200	800 - 1,000	130 - 250	100 - 130	255 - 285	1,935 - 2,865
Student hostels	460 - 550	800 - 1,100	130 - 250	290 - 325	320 - 475	2,000 - 2,700
Sports clubs inclusive of F.F. & E.	1,350 - 1,650	1,150 - 1,350	350 - 460	390 - 460	350 - 450	3,590 - 4,370

The above costs are at 4th Quarter 2006 levels.

1. CONSTRUCTION COST DATA

ACMV COSTS FOR VARIOUS DESIGNS AND DEVELOPMENTS FOR HONG KONG





1. CONSTRUCTION COST DATA

CONSTRUCTION COST SPECIFICATION

The costs for the respective categories given on the previous pages 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 figures 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 basement (unless otherwise stated) and to be built on flat ground, with normal soil conditions. The costs exclude external works, land costs, professional fees, finance and legal expenses.

The standards for each category of building vary from country to country and do not necessarily follow those of Hong Kong.

DOMESTIC

Low cost housing is based on Hong Kong Housing Authority's Harmony 1 Rental Block design.

Average standard apartments are based on blocks containing 30-50 storeys, with 6-8 flats per storey and 600 s.f. - 1,000 s.f. per flat.

Air conditioning, kitchen cabinets and home appliances are included for average standard apartments, luxury apartments, terraced houses and prestige houses.

All types of domestic construction include provision of functional light fittings only and no light fittings have been allowed. Fitting out works and loose furniture are also not included.

OFFICE/COMMERCIAL

Office based on buildings 20-30 storeys high with floor plans minimum 1,000 m² per level.

Average standard offices and shopping centres exclude finishes, A/C ducting and light fittings to tenants areas.

Prestige offices have curtain wall elevations and granite finished lobbies, with raised floor, suspended ceiling, A/C ducting and light fittings to tenants areas.

INDUSTRIAL

Flatted factories exclude manufacturing equipment, air-conditioning, electrical distribution systems and special services provisions to tenants areas.

HOTELS

F.F. & E. includes interior decoration and loose furniture etc. but excludes pre-opening expenses and hotel operation system and equipment costs (e.g. cutlery, crockery, linen, uniform, etc.).

Includes 1 level of basement.

OTHERS

Carparks to be multi-storey.

Primary and secondary schools with standard government provisions.

International Schools with upgraded facilities.

Student hostels to university standard.

Sports club to the standard of the Government's indoor recreational centre.

1. CONSTRUCTION COST DATA

FIT-OUT COSTS FOR HONG KONG

BUILDING TYPE	HK\$/m ²
HOTELS	
Public Areas (Front of House) :	
3-star Hotel	6,000 - 9,000
4-star Hotel	10,000 - 13,000
5-star Hotel	14,000 up
Guest Rooms :	
3-star Hotel	4,200 - 5,000
4-star Hotel	5,200 - 6,500
5-star Hotel	7,500 up
Notes :	
1. Includes furniture, floor, wall and ceiling finishes, drapery, sanitary fittings and light fittings.	
2. Excludes partitioning, M&E works, building shell, chandeliers, operational items and equipment (e.g. cutlery, crockery, linen, television, refrigerator etc.), opening expenses, stage equipment and computer systems.	
OFFICES	
General office	3,900 - 6,300
Executive office	6,300 - 8,500
Prestige office	8,500 up
Notes :	
1. Local/Taiwanese/PRC furniture allowed for general offices.	
2. Includes furniture, partitioning, electrical work, minor alteration to air-conditioning, fire services and suspended ceiling to suit layout.	
3. Excludes telephones, data cabling, office equipment (e.g. computers, photocopiers, fax machines, UPS, etc).	

BUILDING TYPE	HK\$/m ²
DEPARTMENT STORES	
General department store	4,800 - 7,500
Prestige department store	8,500 up
Notes :	
1. Includes electrical work, additional FCU and minor alteration of fire services to suit layout.	
2. Excludes data cabling, operational items and equipment (e.g. computers, P.O.S., office equipment) and opening expenses.	
RESTAURANTS	
General dining restaurant	6,000 - 11,000
Fine dining restaurant	12,000 up
Note :	
Includes furniture, floor, wall and ceiling finishes, electrical work, minor alteration to air-conditioning and fire services installation to suit layout, exhaust for kitchen but excludes exhaust flue, operational items (e.g. cutlery, crockery, linen, utensils, etc.).	

1. CONSTRUCTION COST DATA

UNIT COSTS FOR ANCILLARY FACILITIES FOR HONG KONG

DESCRIPTION	UNIT	HK\$
SQUASH COURTS Single court with glass backwall including associated mechanical and electrical services but excluding any public facilities (enclosing structure not included).	per court	300,000
TENNIS COURTS Single court on grade with acrylic surfacing and complete with chain link fence.	per court	650,000
Single court on grade with artificial turf surfacing and complete with chain link fence.	per court	750,000
Extra for lighting.	per court	250,000
SWIMMING POOLS Half Olympic (25m x 10.50m) outdoor swimming pool built into ground, fully tiled; complete with 5m wide deck and associated pool equipment and ozone system.	per pool	4,000,000
PLAYGROUND EQUIPMENT Outdoor playground equipment comprising various activities.	per set	200,000 to 500,000

DESCRIPTION	UNIT	HK\$
SAUNAS Sauna room for 4-6 people complete with all accessories (enclosing structure not included).	per room	80,000
STEAM BATHS Steam bath for 4-6 people complete with all accessories (enclosing structure not included).	per room	80,000
GOLF COURSES (Based on average cost of an 18-hole golf course) Excluding associated buildings and equipment.	per hole	6,000,000 to 10,000,000
GOLF SIMULATOR Golf simulation system complete with projector, high impact projection screen, artificial turf, recording system and control computer with software (enclosing structure not included).	per set	450,000

1. CONSTRUCTION COST DATA

CONSTRUCTION COSTS FOR SELECTED ASIAN CITIES

CONSTRUCTION COSTS FOR SELECTED ASIAN CITIES

BUILDING TYPE	(US\$/m ²)					
	HONG KONG +	SHANGHAI +	BEIJING +	GUANGZHOU/SHENZHEN +	MACAU >	SINGAPORE * INDIA @
DOMESTIC						
Detached houses and bungalows	2,365	530	530	455	N/A	1,650
Terraced houses	1,755	380	353	315	N/A	1,110
Average standard apartments, high rise	1,160	400	388	380	840	880
Luxury apartments, high rise	1,450	500	530	440	1,065	1,950
OFFICE/COMMERCIAL						
Prestige offices, high rise	1,835	900	890	775	N/A	1,560
Average standard offices, high rise	1,470	700	610	555	N/A	1,180
Shopping centres	1,710	750	931	690	1,555	1,150
HOTELS						
Resort/Hotel	N/A	1,000	N/A	N/A	N/A	1,570
3-star budget hotels inclusive of F.F. & E.	1,870	750	933	765	2,000	1,610
5-star luxury hotels inclusive of F.F. & E.	2,400	1,200	1,390	1,125	2,650	2,190

INDUSTRIAL						
Light duty flatted factories, 7.5 kpa (150 lb.) loading	800	N/A	N/A	355	N/A	700
Heavy duty flatted factories and warehouses, 15 kpa(300 lb.) loading	870	N/A	N/A	N/A	N/A	880
Single storey conventional factory of structural steelwork	N/A	400	N/A	475	N/A	610
Owner operated factories, low rise	1,175	550	492	370	N/A	N/A
OTHERS						
Basement carparks (< 3 levels)	890	560	599	545	755	890
Elevated carparks (< 4 levels)	655	275	320	230	500	440
Primary and secondary schools	1,050	430	427	295	N/A	800
Student hostels	1,250	250	225	190	N/A	840
Sports clubs inclusive of F.F. & E.	2,085	600	664	595	N/A	1,310
Exchange Rate Used : US\$1 =	HK\$7.8	RMB7.83	RMB7.83	RMB7.83	MOP8.01	S\$1.55

The above costs are at 4th Quarter 2006 levels, inclusive of preliminaries and contingencies unless otherwise stated. For latest cost information, please refer to our Quarterly Construction Cost Review.

+ Rates are exclusive of contingencies.
 * Rates are net of GST and exclusive of contingencies. Due to the continued upsurge in construction costs in 2007/2008, please note that the above rates need to be reviewed against the cost drivers affecting cost escalation and be updated accordingly.
 > Rates are exclusive of contingencies and any management contract fee.
 @ Rates based on projects in Bangalore and Hyderabad and are net of VAT, Services Tax and contingencies. Mumbai costs are generally 7% higher.

1. CONSTRUCTION COST DATA

CONSTRUCTION COSTS FOR SELECTED ASIAN CITIES

CONSTRUCTION COSTS FOR SELECTED ASIAN CITIES (CONTINUED)

BUILDING TYPE	KUALA LUMPUR	BRUNEI	BANGKOK #	MANILA ++	JAKARTA ^	HO CHI MINH #	SEOUL #	TOKYO
(US\$/m ²)								
DOMESTIC								
Detached houses and bungalows	680	430	N/A	820	415	300	2,150	1,600
Terraced houses	240	380	440	400	N/A	200	1,800	N/A
Average standard apartments, high rise	340	650	576	580	510	500	1,400	1,450
Luxury apartments, high rise	720	830	824	740	690	650	1,600	2,200
OFFICE/COMMERCIAL								
Prestige offices, high rise	930	960	785	680	790	650	1,500	2,450
Average standard offices, high rise	580	740	577	600	520	500	1,400	2,150
Shopping centres	630	720	631	435	425	450	1,400	1,700
HOTELS								
Resort Hotel	1,050	1,150	1,510	980	1,100	750	1,650	2,150
3-star budget hotels inclusive of F.F. & E.	1,160	1,420	1,098	920	885	800	2,150	2,500
5-star luxury hotels inclusive of F.F. & E.	1,890	1,710	1,565	1,200	1,280	1,200	2,800	4,300

INDUSTRIAL								
Light duty flatted factories, 7.5 kpa (150 lb.) loading	350	400	412	320	N/A	280	N/A	1,000
Heavy duty flatted factories and warehouses, 15 kpa(300 lb.) loading	380	N/A	N/A	360	N/A	320	N/A	1,350
Single storey conventional factory of structural steelwork	370	370	412	310	225	280	750	1,000
Owner operated factories, low rise	400	N/A	N/A	320	N/A	N/A	N/A	N/A
OTHERS								
Basement carpark (<3 levels)	260	N/A	550	350	270	410	1,050	N/A
Elevated carpark (<4 levels)	210	460	241	300	215	N/A	550	1,150
Primary and secondary schools	210	580	N/A	380	N/A	300	1,050	1,750
Student hostels	240	400	N/A	430	N/A	330	1,200	1,650
Sports clubs inclusive of F.F. & E.	500	N/A	N/A	880	N/A	550	1,400	1,700
Exchange Rate Used : US\$1 =	RM3.6	BS\$1.5409	BAHT36.4	PHP50	IDR9,150	VND16,090	KRW930	JPY117

The above costs are at **4th Quarter 2006** levels, inclusive of preliminaries and contingencies unless otherwise stated.
For latest cost information, please refer to our Quarterly Construction Cost Review.

++ Rates are exclusive of contingencies and include 12% VAT.
^ Rates are nett of VAT.
Rates are nett of VAT and contingencies.

1. CONSTRUCTION COST DATA

M&E COSTS FOR SELECTED ASIAN CITIES

M&E COSTS FOR SELECTED ASIAN CITIES

BUILDING TYPE	(HK\$/m ²)	(RMB/m ²)	(RMB/m ²)	(RMB/m ²)	(MOP/m ²)	(S\$/m ²)	(INR/m ²)	
	HONG KONG	SHANGHAI	BEIJING	GUANGZHOU/ SHENZHEN	MACAU	SINGAPORE +	INDIA ®	
MECHANICAL SERVICES								
	Offices	1,100 - 1,800	650 - 830	700 - 950	590 - 790	N/A	160 - 250	4,300 - 5,000
	Industrial *	335 - 360	150 - 250	150 - 250	120 - 210	N/A	35 - 160	1,600 - 2,200
	Hotels	1,350 - 1,650	840 - 1,100	900 - 1,100	795 - 990	1,500 - 2,000	160 - 280	5,000 - 6,000
	Shopping Centres	1,300 - 1,600	850 - 950	750 - 900	590 - 790	1,400 - 1,800	160 - 240	4,400 - 5,500
Apartment	370 - 650	100 - 350	120 - 350	90 - 290	400 - 500	80 - 140	2,500 - 3,000	
ELECTRICAL SERVICES								
	Offices	900 - 1,500	480 - 530	395 - 605	405 - 580	N/A	180 - 280	2,750 - 4,000
	Industrial **	400 - 565	250 - 350	275 - 385	235 - 350	N/A	60 - 175	1,800 - 2,500
	Hotels	1,250 - 1,950	530 - 670	605 - 770	505 - 680	2,000 - 2,100	180 - 300	3,200 - 4,500
	Shopping Centres	950 - 1,300	420 - 530	440 - 605	405 - 540	2,000 - 2,100	150 - 250	3,000 - 4,000
Apartment	750 - 950	200 - 300	220 - 330	215 - 330	500 - 800	85 - 160	1,300 - 1,900	
HYDRAULIC SERVICES								
	Offices	270 - 375	100 - 140	85 - 125	80 - 120	N/A	30 - 70	550 - 800
Industrial	220 - 285	80 - 120	85 - 125	60 - 80	N/A	20 - 40	370 - 600	

Hotels	425 - 605	330 - 430	345 - 450	275 - 365	700 - 1,000	95 - 140	3,000 - 4,000
Shopping Centres	220 - 330	120 - 160	125 - 180	80 - 120	300 - 400	50 - 80	800 - 1,400
Apartment	325 - 520	150 - 200	155 - 210	100 - 185	500 - 650	70 - 125	1,300 - 1,800
FIRE SERVICES							
Offices	240 - 385	200 - 280	170 - 250	155 - 240	N/A	35 - 65	1,000 - 1,200
Industrial	215 - 285	150 - 250	130 - 200	105 - 195	N/A	25 - 55	500 - 575
Hotels	340 - 505	250 - 350	200 - 350	195 - 290	380 - 550	50 - 80	1,100 - 1,300
Shopping Centres	275 - 440	240 - 340	200 - 330	195 - 290	350 - 500	40 - 65	900 - 1,000
Apartment	50 - 90	40 - 100	40 - 100	35 - 80	130 - 150	15 - 35	500 - 600
LIFTS / ESCALATORS							
Offices	350 - 640	250 - 500	250 - 500	215 - 350	N/A	65 - 160	600 - 750
Industrial	355 - 505	120 - 350	120 - 350	110 - 340	N/A	45 - 120	420 - 470
Hotels	410 - 640	200 - 450	200 - 450	170 - 340	500 - 680	80 - 120	700 - 800
Shopping Centres	360 - 550	300 - 450	280 - 450	260 - 370	400 - 600	90 - 180	750 - 975
Apartment	275 - 340	150 - 300	150 - 250	90 - 190	330 - 400	30 - 70	550 - 620

The above costs are at 4th Quarter 2006 levels, exclusive of contingencies unless otherwise stated.

* Generally without A/C.

** Excludes special power supply.

+ Rates are nett of GST.

@ Rates based on projects in Bangalore and Hyderabad and are nett of VAT and Services Tax. Mumbai costs are generally 7% higher.

1. CONSTRUCTION COST DATA

M&E COSTS FOR SELECTED ASIAN CITIES

M&E COSTS FOR SELECTED ASIAN CITIES (CONTINUED)

BUILDING TYPE	(RM/m ²) KUALA LUMPUR	(B\$/m ²) BRUNEI	(BAHT/m ²) BANGKOK @@	(PHP/m ²) MANILA ^	(IDR '000/m ²) JAKARTA #	(KRW'000/m ²) SEOUL **	(JPY/m ²) TOKYO ^^
MECHANICAL SERVICES							
Offices	350 - 420	139 - 170	4,300 - 5,100	2,500 - 3,900	500 - 600	165 - 245	21,300
Industrial *	60 - 85	18 - 30	1,000 - 1,500	650 - 1,050	160 - 370	80 - 130	11,500
Hotels	280 - 420	224 - 256	5,500 - 5,800	3,000 - 4,600	500 - 700	180 - 250	20,400
Shopping Centres	278 - 375	170 - 195	5,200 - 5,500	2,150 - 3,300	450 - 550	115 - 180	7,200
Apartment	230 - 275	159 - 189	5,300 - 5,600	1,900 - 3,000	450 - 600	68 - 120	5,400
ELECTRICAL SERVICES							
Offices	215 - 425	170 - 218	2,050 - 2,260	2,600 - 5,000	450 - 600	200 - 230	20,300
Industrial **	140 - 157	140 - 170	1,450 - 1,630	1,300 - 3,000	250 - 400	100 - 120	10,700
Hotels	235 - 575	224 - 294	2,590 - 2,950	3,500 - 5,200	450 - 650	250 - 300	19,900
Shopping Centres	193 - 215	184 - 256	2,050 - 2,260	2,600 - 3,800	400 - 500	150 - 170	12,700
Apartment	81 - 205	190 - 238	2,270 - 2,950	2,800 - 4,500	450 - 600	110 - 120	12,800
HYDRAULIC SERVICES							
Offices	20 - 43	13 - 30	700 - 950	700 - 1,550	100 - 150	28.5 - 50	13,900
Industrial	36 - 44	8 - 14	650 - 790	700 - 1,200	50 - 100	18 - 26	6,200

Hotels	170 - 220	46 - 63	1,100 - 1,500	1,750 - 2,650	350 - 600	46 - 65	17,700
Shopping Centres	20 - 33	13 - 32	750 - 1,000	550 - 1,000	100 - 150	23.5 - 47	8,400
Apartment	18 - 44	26 - 44	850 - 990	1,000 - 2,400	350 - 450	41 - 48	19,400
FIRE SERVICES							
Offices	55 - 70	23 - 37	800 - 820	500 - 900	120 - 200	36 - 59	Included in above
Industrial	45 - 60	8 - 14	750 - 770	500 - 700	50 - 100	26 - 28	
Hotels	61 - 81	18 - 34	800 - 820	500 - 900	120 - 200	53.5 - 87	
Shopping Centres	60 - 72	23 - 48	800 - 820	500 - 800	120 - 150	42 - 69	
Apartment	18 - 23	18 - 34	800 - 850	500 - 900	120 - 150	17.5 - 31	
LIFTS / ESCALATORS							
Offices	86 - 398	8 - 24	N/A	1,600 - 2,900	200 - 550	30 - 40	6,200
Industrial	54 - 198	3 - 14	N/A	N/A	N/A	13 - 20	2,500
Hotels	83 - 360	13 - 29	N/A	1,500 - 2,800	200 - 500	50 - 80	5,000
Shopping Centres	83 - 99	13 - 30	N/A	700 - 1,700	150 - 400	43 - 45	3,700
Apartment	63 - 99	8 - 19	N/A	600 - 1,500	200 - 400	22 - 35	3,900

The above costs are at 4th Quarter 2006 levels, exclusive of contingencies unless otherwise stated.

- * Generally without A/C.
 ** Excludes special power supply.
 ++ Rates are net of VAT.
 @@ Based upon nett functional area (excludes carpark).
 ^ Transformer, included in Electrical Services.
 # All rates are net of VAT. Rates for Electrical Services are excluding genset. Rates for Hydraulic Services are excluding STP. Rates for Mechanical Services refer to ACMV Rates only.
 ^^ All cost are average. Sprinkler system, fire hose reel are included in Hydraulic Services. Smoke spill exhaust system is included in Mechanical Services. Fire alarm system, emergency PA system are included in Electrical Services.

1. CONSTRUCTION COST DATA

MAJOR RATES FOR SELECTED ASIAN CITIES

MAJOR RATES FOR SELECTED ASIAN CITIES

DESCRIPTION	Unit	(HK\$)	(RMB)	(RMB)	(RMB)	(MOP)	(S\$)	(RM)
		HONG KONG	SHANGHAI	BEIJING	GUANGZHOU/ SHENZHEN	MACAU	SINGAPORE +	KUALA LUMPUR
Excavating basements; not exceeding 2.00m deep	m ³	70	20	11	14	45	14	12-15
Excavating for footings; not exceeding 1.50m deep	m ³	70	18	11	18	50	16	8-10
Remove excavated materials off site	m ³	140 *	35	20	50	40	12	8-15
150mm Hardcore bed blinded with fine materials	m ³	450	130	100	130	210	37	40-60
Mass concrete grade 15	m ³	630	310	310	325	520	85	175-185
Reinforced concrete grade 30	m ³	720	360	380	420	620	95	190-210
Mild steel rod reinforcement	kg	5.3	3.8	4.3	4.0	5.6	1.15-1.2	2.5-2.8
High tensile rod reinforcement	kg	5.3	3.8	4.3	4.0	5.6	1.15-1.2	2.5-2.8
Sawn formwork to soffits of suspended slabs	m ²	125	33	40	32	150	23	25-28
Sawn formwork to columns and walls	m ²	125	31	40	30	150	23	25-28
112.5mm Thick brick walls	m ²	140	45 *	40	42	120	26	28

"Kliplok Colorbond" 0.64mm profiled steel sheeting	m ²	500	N/A	N/A	N/A	N/A	36	50
Aluminium casement windows, single glazed	m ²	980	480	650 **	420	960	260	400-550
Structural steelwork - beams, stanchions and the like	kg	18	11	12	10	20	3.5-4	5.3-5.8
Steelwork - angles, channels, flats and the like	kg	23	9.5	10	8	24	3.5-4	5.5-6
25mm Cement and sand (1:3) paving	m ²	55	25	15	14	40	9	8-10
20mm Cement and sand (1:4) plaster to walls	m ²	70	20	11	12	50	14	11-13
Ceramic tiles bedded to floor screed (m/s)	m ²	200	100	100	80	180	55	40-60
12mm Fibrous plasterboard ceiling lining	m ²	340	125	120	120	200	32	30-40
Two coats of emulsion paint to plastered surfaces	m ²	35	22	20	18	65	2.5	3.5-4
Average expected preliminaries	%	10-15	3-8	5-10	5-10	10-15	10-15	5-10

The above costs are at 4th Quarter 2006 levels and are based on lump sum fixed price contract rates exclusive of preliminaries and contingencies unless otherwise stated.

* Rate including waste charges implemented on 01 Dec. 2005.

** Rates are net of GST.

® Rates for 120mm thick concrete block walls.

1. CONSTRUCTION COST DATA

MAJOR RATES FOR SELECTED ASIAN CITIES

MAJOR RATES FOR SELECTED ASIAN CITIES (CONTINUED)

DESCRIPTION	Unit	(B\$)	BRUNEI	(BAHT)	(PHP)	(IDR'000)	(VND)	(INR)	(KRW)	(JPY)
			MANILA	JAKARTA	HO CHI MINH	INDIA	SEOUL	TOKYO		
Excavating basements; not exceeding 2.00m deep	m ²	10	150	300	20	48,000	110	2,100	810	
Excavating for footings; not exceeding 1.50m deep	m ²	10	100	220	20	55,000	130	2,100	900	
Remove excavated materials off site	m ²	9	100	150	18	15,000	100	10,500	3,050	
150mm Hardcore bed blinded with fine materials	m ²	63	800	2,000	25	120,000	2,400	19,000	7,800	
Mass concrete grade 15	m ²	144	2,500	3,200	57	633,400	2,800	64,200	11,200	
Reinforced concrete grade 30	m ²	158	2,900	4,400	63	950,700	3,700	69,400	12,750	
Mild steel rod reinforcement	kg	1.3	30	40	6.1	11,000	38	700	62	
High tensile rod reinforcement	kg	1.3	30	41	6.1	11,700	40	700	70	
Sawn formwork to soffits of suspended slabs	m ²	23	350	650	80	90,000	350	31,000	3,350	
Sawn formwork to columns and walls	m ²	23	350	600	80	90,000	300	30,000	3,300	
112.5mm Thick brick walls	m ²	20	400	N/A	80	105,000	425	17,000	12,800	

"Kliplok Colorbond" 0.64mm profiled steel sheeting	m ²	40.5	700	800	115	240,000	800	87,300	2,220	
Aluminium casement windows, single glazed	m ²	166 - 244	4,000	8,000	700	1,500,000	2,850	190,000	24,200	
Structural steelwork - beams, stanchions and the like	kg	3.9	50	85	13	23,500	70	1,400	135	
Steelwork - angles, channels, flats and the like	kg	3.9	50	75	13	19,000	70	1,580	135	
25mm Cement and sand (1:3) paving	m ²	10	180	300	26	45,000	240	5,400	1,940	
20mm Cement and sand (1:4) plaster to walls	m ²	11	180	300	30	36,000	185	12,200	2,860	
Ceramic tiles bedded to floor screed (m/s)	m ²	41.6	800	1,100	75	165,000	800	40,000	6,160	
12mm Fibrous plasterboard ceiling lining	m ²	32.7	750	1,200	75	240,000	750	5,000	N/A	
Two coats of emulsion paint to plastered surfaces	m ²	6	80	300	16	45,000	110	4,500	910	
Average expected preliminaries	%	8 - 13	10 - 15	5 - 15	5 - 10	8 - 12	4 - 8	5 - 10	15 - 22	

The above costs are at 4th Quarter 2006 levels and are based on lump sum fixed price contract rates exclusive of preliminaries and contingencies unless otherwise stated.
 # Rates are net of VAT.
 ## Rates are net of VAT and Services Tax.
 * Rates include labour costs and are net of VAT.
 ^ Aluminium with anodized finish; 6mm thick.
 * Mumbai costs are generally 7% higher.

GENERAL CONSTRUCTION DATA

Cost Trend of Building Prices for Hong Kong

Progress Payments

Estimating Rules of Thumb

Construction Activity in Hong Kong

Construction Value in Hong Kong

Widened Market Access for Foreign Engineering
Design Firms

Specified Forms for Buildings Ordinance or Regulations
for Hong Kong

Summary of Building Regulations for Hong Kong

Percentage Site Coverage and Plot Ratios
for Hong Kong

2. GENERAL CONSTRUCTION DATA

COST TREND OF BUILDING PRICES FOR HONG KONG

2007 OUTLOOK

2006 proved to be the long awaited turning point and construction prices started to rise at a substantial rate. In contrast to previous upturns, the escalation has not been led by domestic demand, but rather by worldwide rises in commodity prices and strong demand in neighbouring Macau.

Steel, copper and aluminium all closed the year at 5%, 25% and 40% higher than in December 2005. This has had a knock-on effect on curtain walls, architectural feature materials and machinery plant.

The construction boom in Macau absorbed a significant portion of construction workers from Hong Kong. With Hong Kong's construction industry having downsized to handle about 1,500,000m² of newly commenced Gross Floor Area on average per annum during the past few years, the additional 800,000m² and 2,100,000m² of Gross Floor Area completed in Macau in 2004 and 2005 respectively has hiked labour costs up. The unemployment rate in the construction industry declined from 12.9% in 2005 to 9.4% by the end of 2006. The sudden shortage in labour is especially felt in special trades like Mechanical and Electrical Services where Macau has a severe shortage. Our records show that, for this sector of works in Hong Kong, there was a general rise of 18% in tender prices during 2006.

Although the GFA started in the first 3 quarters of 2006 in Macau were only 600,000m², the building developments announced but not yet commenced still amount to about MOP100 billion, underpinning the confidence in potential workload in coming years.

Our Chief Executive stated that Hong Kong's economy is currently at its best for the last 20 years. Whilst many might not agree entirely, it is indisputable that we have now fully recovered from the shock of the 1997 Asian crisis. Property prices are expected to rise following the stock market (there is normally a 6 to 12 month lag) and construction volume will likely follow suite. Although worldwide commodity prices have dropped from their peaks, the continual appreciation of the Renmenbi will make construction materials from China more expensive.

We predict construction costs in Hong Kong will increase by approximately 6% in 2007. Due to the pegging of the Hong Kong Dollar to the US Dollar, we will face inflationary pressures caused by the steady rise of the Renmenbi and other Asian currencies. This time it would not only affect material prices, but will also attract workers to China, affecting the labour supply and costs in Hong Kong.

Percentage Tender Price Fluctuation Between 1994 and 2007

Year	'07	'06	'05	'04	'03	'02	'01	'00	99	98	97	96	95
94	22	17	15	10	6	-	11	21	34	43	55	29	15
95	6	2	-	-4	-8	-13	-3	5	17	25	35	13	
96	-6	-9	-11	-15	-18	-23	-14	-7	4	11	20		
97	-21	-24	-26	-29	-32	-36	-29	-22	14	-8			
98	-15	-18	-20	-23	-26	-30	-23	-15	-6				
99	-9	-12	-14	-18	-21	-26	-17	-10					
'00	1	-3	-5	-9	-12	-18	-8						
'01	10	6	4	-1	-4	-10							
'02	23	18	15	11	7								
'03	15	11	8	4									
'04	11	6	4										
'05	6	2											
'06	4												

Example

Tender price movement from 1997 to 2002 = -36%

■ Forecast

(Cont'd)

中国·香港

2. GENERAL CONSTRUCTION DATA

COST TREND OF BUILDING PRICES FOR HONG KONG



YEAR	INDEX	YEAR	INDEX
1976	164	1992	690
1977	204	1993	769
1978	272	1994	843
1979	370	1995	968
1980	421	1996	1,091
1981	398	1997	1,310
1982	360	1998	1,207
1983	357	1999	1,130
1984	375	2000	1,020
1985	386	2001	935
1986	421	2002	840
1987	495	2003	895
1988	625	2004	930
1989	663	2005	970
1990	706	2006	990
1991	718	2007	1,030*

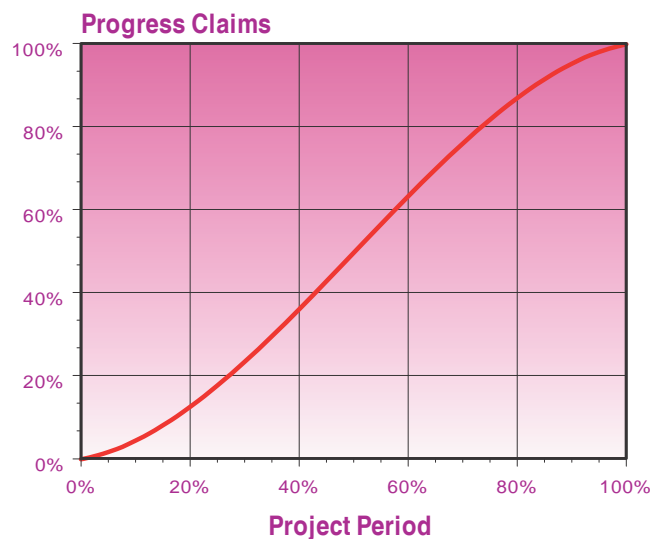
* Forecast

PROGRESS PAYMENTS

The following graph and table are an indication of the rate of expenditure for construction projects.

The rate of expenditure is an average rate and will vary from project to project when specific project circumstances are taken into account.

No account has been made for retention.



CONTRACT PERIOD	COMMULATIVE PROGRESS CLAIMS	CONTRACT PERIOD	COMMULATIVE PROGRESS CLAIMS
5%	2%	55%	57%
10%	5%	60%	64%
15%	8%	65%	70%
20%	13%	70%	76%
25%	18%	75%	82%
30%	24%	80%	87%
35%	30%	85%	92%
40%	36%	90%	95%
45%	43%	95%	98%
50%	50%	100%	100%

中国·香港

2. GENERAL CONSTRUCTION DATA

ESTIMATING RULES OF THUMB

Composition of Concrete (per m³)

Mix	Cement	Sand	Aggregate
1:3:6	216 kg	0.45 m ³	0.90 m ³
1:2:4	308 kg	0.43 m ³	0.86 m ³
1:1:2	540 kg	0.38 m ³	0.75 m ³

Weight of Concrete Items

Item	Weight
Concrete	2,400 kg/m ³
Cement	1,441 kg/m ³
Sand	1,600 kg/m ³
Aggregate	1,350 kg/m ³
Steel	7,843 kg/m ³

Average Loads

	Volume
Lorry (24 ton)	10.0 m ³
Concrete truck (24 ton)	5.5 m ³
Barge	200 - 1,450 m ³

Dimensions for Standard Parking Space, Loading/Unloading Bays and Lay-bys

	Length	Width	Minimum Headroom
Private Cars, Taxes and Light Vans	5 m	2.5 m	2.4 m
Coaches and Buses	12 m	3.0 m	3.8 m
Lorries	11 m	3.5 m	4.1 m
Container Vehicles	16 m	3.5 m	4.5 m

Minimum headroom means the clearance between the floor and the lower most projection from the ceiling including any lighting units, ventilation ducts, conduits or similar.

Structural Design - Concrete Ratios

The following is a range of concrete ratios for building superstructure design in Hong Kong :

Concrete/floor area	0.4 m ³ /m ²	to	0.5 m ³ /m ²
Formwork/floor area	2.2 m ² /m ²	to	3.0 m ² /m ²
Reinforcement	160 kg/m ³	to	250 kg/m ³

Average External Wall/Floor Ratio

Residential Apartments	1.0 m ² /m ²
Office, Hotel	0.4 m ² /m ²
Industrial	0.4 m ² /m ²

Average Internal Wall/Floor Ratio

Residential Apartments	1.0 m ² /m ²
Office	0.5 m ² /m ²
Hotel	1.5 m ² /m ²

The above ratios are indicative and for reference purposes only. They do not account for buildings with special shapes, configurations or particularly small foot prints.

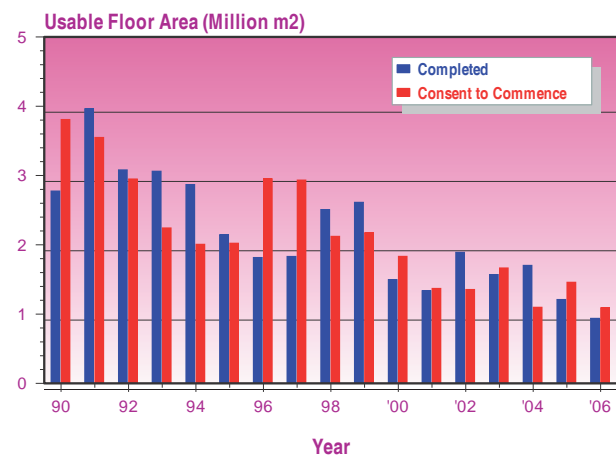
Indicative Dimensions for Sports Grounds

	Length	Width
Tennis Court	40 m	20 m
Squash Court	13 m	6 m
Basketball Court	38 m	23 m
Volleyball Court	30 m	20 m
Badminton Court	20 m	10 m
Ice Rink	61 m	26 m
Soccer Pitch	110-120 m	70-80 m

The above dimensions are for a single court with appropriate clearance. No spectator seating or support area has been allowed.

2. GENERAL CONSTRUCTION DATA

CONSTRUCTION ACTIVITY IN HONG KONG



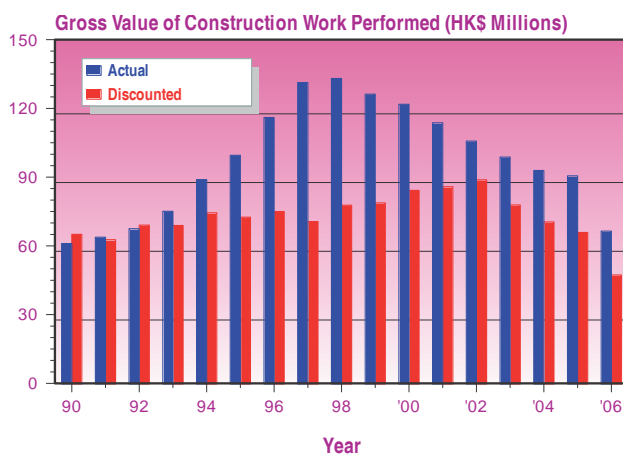
Year	Completed m ²	Consent to Commence m ²
1990	2,793,000	3,826,000
1991	3,980,000	3,567,000
1992	3,099,000	2,967,000
1993	3,080,000	2,261,000
1994	2,888,000	2,025,000
1995	2,162,000	2,040,000
1996	1,834,000	2,970,000
1997	1,849,000	2,951,000
1998	2,526,000	2,139,000
1999	2,630,000	2,191,000
2000	1,515,000	1,850,000
2001	1,354,000	1,388,000
2002	1,909,000	1,372,000
2003 [#]	1,587,000	1,683,000
2004 [#]	1,720,000	1,115,000
2005 [#]	1,227,000	1,476,000
2006 ^{**}	957,000	1,108,000

* 1/06 to 10/06 only

[#] As from January 2003 onwards, statistics by Buildings Department on "Consent to Commence" are published with 2 sub-divisions, viz. "First Submission" and "Major Revision". Details can be found in the Buildings Department's "Monthly Digest".

Source : Census and Statistics Department, Hong Kong, SAR
Buildings Department, Hong Kong, SAR

CONSTRUCTION VALUE IN HONG KONG



Year	Value (Actual) HK\$ millions	Value (Discounted to 1990) HK\$ millions
1990	61,308	65,284
1991	64,030	62,960
1992	67,741	69,312
1993	75,338	69,166
1994	89,172	74,680
1995	99,807	72,793
1996	116,290	75,253
1997	131,500	70,869
1998	133,316	77,979
1999	126,437	78,995
2000	122,071	84,492
2001	113,986	86,069
2002	106,000	89,090
2003	99,032	78,119
2004	93,171	70,730
2005	90,851	66,125
2006 [*]	66,704	47,569

* 1/06 to 9/06 only

Source : Census and Statistics Department, Hong Kong, SAR



2. GENERAL CONSTRUCTION DATA

WIDENED MARKET ACCESS FOR FOREIGN ENGINEERING DESIGN FIRMS*

On 5 January 2007 the PRC Ministry of Construction ("MOC") issued the *Implementing Rules for the Regulations on the Administration of Foreign-invested Engineering Design Enterprises* ("Implementing Rules"). This is the latest addition to the new regime that has been evolving for foreign contractors and engineering design firms since China joined the World Trade Organization in December 2001.

By way of background, in September 2002 the PRC Ministry of Construction ("MOC") and the Ministry of Foreign Trade and Economic Cooperation jointly issued the *Regulations on the Administration of Foreign-invested Construction Enterprises* ("Decree 113") and the *Regulations on the Administration of Foreign-invested Design and Engineering Enterprises* ("Decree 114"), to give effect to China's WTO commitment with respect of the construction industry.

Under China's WTO Accession Protocol, China agreed to permit foreign companies to establish wholly owned construction entities in China by December 2004 and wholly owned engineering design entities in China by December 2006. While the Chinese government had allowed the establishment of wholly foreign-owned construction entities in 2002 (three years ahead of its WTO commitments), it has firmly upheld the December 2006 timeline with respect to approval of wholly foreign-owned engineering design entities. These Implementing Rules are issued by way of final implementation of China's WTO commitments with respect to the construction industry.

(It should be noted that under the Closer Economic Partnership Arrangement between Mainland China and Hong Kong and Macau (CEPA) Hong Kong and Macau engineering design firms were given a head start for setting up wholly owned engineering design entities in China since 2004.)

Decree 114 contained various requirements which were perceived by foreign firms as trade barriers. For example, Decree 114 provides that at least one-fourth of the foreign

professionals working at a wholly foreign-owned engineering design entity must have obtained qualification as a China-chartered architect or engineer and these foreign professionals must reside in China for at least six months each year. Foreign engineering design firms are delighted that pursuant to the Implementing Rules these restrictions are "temporarily" not enforced. However, it is still uncertain as to whether and when the more stringent requirements under Decree 114 may be enforced again.

Under Decree 114 foreign engineering design firms must demonstrate certain project track records in support of their applications for establishing an engineering design entity in China. The Implementing Rules now clarify that the service contract for the relevant projects must have been signed and performed by the very foreign applicant entity that is making the application in China. Further, the foreign applicant entity must submit at least two projects with the relevant professional experience and at least one of them must have been done in the country or region in which the foreign applicant entity is located. There are still some uncertainties as to how these requirements will be interpreted and implemented by the MOC.

Chinese construction regulations allow local engineering design firms with the relevant engineering design qualifications to act as the general contractor for EPC projects and then outsource the construction work to licensed contractors. This rule has made foreign engineering design firms interested in establishing a joint-venture or wholly owned engineering design entity in China to undertake EPC work without having to establish a construction entity under the more stringent Decree 113 regime. With the enactment of the Implementing Rules and the removal (albeit temporary) of various licensing restrictions under Decree 114, it is predicted that more foreign engineering design firms will seek to establish engineering design entities in China.

* Provided by : **Mr Rico Chan**
Partner
BAKER & MCKENZIE, Beijing/Hong Kong
Tel : (852) 2846 1971 (Hong Kong)
Email : rico.chan@bakernet.com



* Provided by : **Mr Rico Chan**
Partner
BAKER & MCKENZIE, Beijing/Hong Kong
Tel : (852) 2846 1971 (Hong Kong)
Email : rico.chan@bakernet.com



FORM NO.	PURPOSE	RELEVANT SECTION OF REGULATION
BA1	Application for inclusion in the authorized persons' register / structural engineers' register / geotechnical engineers' register.	BOs 3(6)
BA1A	Application for retention of name in the authorized persons' register / structural engineers' register / geotechnical engineers' register.	BOs 3(9B)
BA1B	Application for restoration of name to the authorized persons' register / structural engineers' register / geotechnical engineers' register.	BOs 3(12)
BA2	Application for registration as a general building contractor / specialist contractor.	BOs 8B
BA2A	Application for renewal of registration as a registered general building contractor / registered specialist contractor.	BOs 8C(2)
BA2B	Application for restoration of name to the register of general building contractors / specialist contractors.	BOs 8D(2)
BA2C	Application for approval of technical director / other officer / person appointed to act for the purposes of the Building Ordinance for a registered general building contractor / registered specialist contractor.	BOs 8B
BA4	Notice of appointment of authorized person and/or registered structural engineer.	B(A)R 23(1A)
BA5	Application for approval of plans of building works and/or street works, and certificate of preparation of plans.	B(A)R 29(1) & 18A
BA6	Stability certificate of authorized person and/or registered structural engineer.	B(A)R 18
BA7	Notice of urgent works required as a result of accident or emergency.	BOs 19(3), B(A)R 28
BA8	Application for consent to the commencement and carrying out of building works or street works.	B(A)R 31
BA9	Application for renewal of consent to the carrying out of building works or street works.	BOs 20(2)
BA10	Notice of appointment of registered contractor, notice of commencement of building works or street works and undertaking by registered contractor.	B(A)R 20

BA11	Notice from a registered contractor on ceasing to be appointed in respect of building works or street works and certificate in respect of that part of the building works or street works carried out by the registered contractor.	B(A)R 24
BA12	Certificate on completion of building works resulting in a new temporary building, a new building or part of a new building and application for temporary occupation permit in respect of such building or part.	B(A)R 25, BOs 21(2)
BA13	Certificate of completion of building works resulting in a new building and application for permit to occupy such building.	B(A)R 25, BOs 21(2)
BA14	Certificate on completion of building works not resulting in a new building or of street works.	B(A)R 25 & 26
BA14A	Certificate on completion of demolition works.	B(A)R 25
BA15	Notice of intended material change in the use of a building.	BOs (25)(1)
BA16	Application for modification of and/or exemption from the provisions of the Buildings Ordinance and/or Regulations made thereunder.	BOs 42(2)
BA17	Application for permit to erect a temporary building.	B(P)R 51
BA18	Application for permit to erect a contractor's shed.	B(P)R 53(1)
BA19	Application for permit to erect hoardings, covered walkways or gantries.	B(P)R 64
BA20	Notice of technically competent person or persons appointed to supervise demolition works.	B(D)R 8(3)
BA21	Notice of nomination by authorized person or registered structural engineer of another authorized person or registered structural engineer to act in his stead during temporary inability to act.	B(P)R 23(2)
BA22	Application for authorization to carry out and/or maintain groundwater drainage works.	BOs 28B(1)
BA23	Application for grant/renewal of licence for an oil storage installation.	B(OS)R 6(1) & 7(3)
BA24	Notification to the Building Authority of change of business address of authorized person / registered structural engineer / registered general building contractor / registered specialist contractor.	B(A)R 45

2. GENERAL CONSTRUCTION DATA

SUMMARY OF BUILDING REGULATIONS FOR HONG KONG

Description	Number of Regulations
Administration	47
Appeal	14
Construction	93
Demolition Works	13
Energy Efficiency	6
Oil Storage Installations	12
Planning	72
Private Streets and Access Roads	28
Refuse Storage Chambers and Chutes	25
Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines	91
Ventilating Systems	7

Source : Buildings Ordinance, Hong Kong, SAR

PERCENTAGE SITE COVERAGE AND PLOT RATIOS FOR HONG KONG

DEFINITION

Class A Site : Not being a class B or class C site, that abuts on one street not less than 4.5 m wide or on more than one such street.

Class B Site : A corner site that abuts on 2 streets neither of which is less than 4.5 m wide.

Class C Site : A corner site that abuts on 3 streets none of which is less than 4.5 m wide.

OPEN SPACE ABOUT DOMESTIC BUILDINGS		
Item	Class of site	Open space required
1.	Class A site	Not less than one-half of the roofed-over area of the building
2.	Class B site	Not less than one-third of the roofed-over area of the building
3.	Class C site	Not less than one-quarter of the roofed-over area of the building

Source : Buildings Ordinance, Hong Kong, SAR


(Cont'd)

2. GENERAL CONSTRUCTION DATA

PERCENTAGE SITE COVERAGE AND PLOT RATIOS FOR HONG KONG

Height of building in metres	DOMESTIC BUILDINGS					
	Percentage site coverage			Plot Ratio		
	Class A site	Class B site	Class C site	Class A site	Class B site	Class C site
Not over 15 m	66.6	75	80	3.3	3.75	4.0
15 m to 18 m	60	67	72	3.6	4.0	4.3
18 m to 21 m	56	62	67	3.9	4.3	4.7
21 m to 24 m	52	58	63	4.2	4.6	5.0
24 m to 27 m	49	55	59	4.4	4.9	5.3
27 m to 30 m	46	52	55	4.6	5.2	5.5
30 m to 36 m	42	47.5	50	5.0	5.7	6.0
36 m to 43 m	39	44	47	5.4	6.1	6.5
43 m to 49 m	37	41	44	5.9	6.5	7.0
49 m to 55 m	35	39	42	6.3	7.0	7.5
55 m to 61 m	34	38	41	6.8	7.6	8.0
Over 61 m	33.33	37.5	40	8.0	9.0	10.0

NON-DOMESTIC BUILDINGS					
Percentage site coverage			Plot Ratio		
Class A site	Class B site	Class C site	Class A site	Class B site	Class C site
100	100	100	5	5	5
97.5	97.5	97.5	5.8	5.8	5.8
95	95	95	6.7	6.7	6.7
92	92	92	7.4	7.4	7.4
89	90	90	8.0	8.1	8.1
85	87	88	8.5	8.7	8.8
80	82.5	85	9.5	9.9	10.2
75	77.5	80	10.5	10.8	11.2
69	72.5	75	11.0	11.6	12.0
64	67.5	70	11.5	12.1	12.6
60	62.5	65	12.2	12.5	13.0
60	62.5	65	15	15	15

A decorative graphic element consisting of three overlapping, wavy lines in shades of green, flowing from the left towards the right and then curving downwards.

3

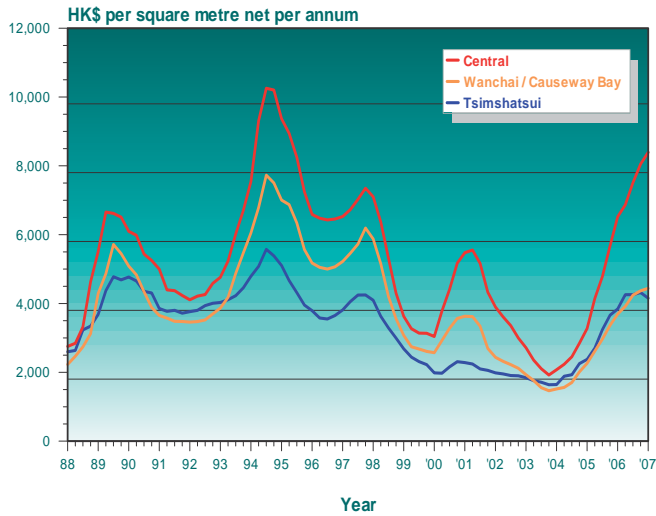
PROPERTY

Property Indicators
Saleable Area Definition

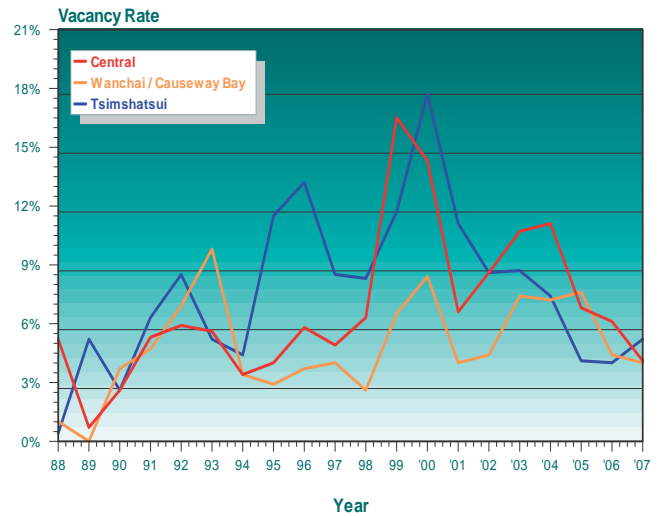
3. PROPERTY

PROPERTY INDICATORS*

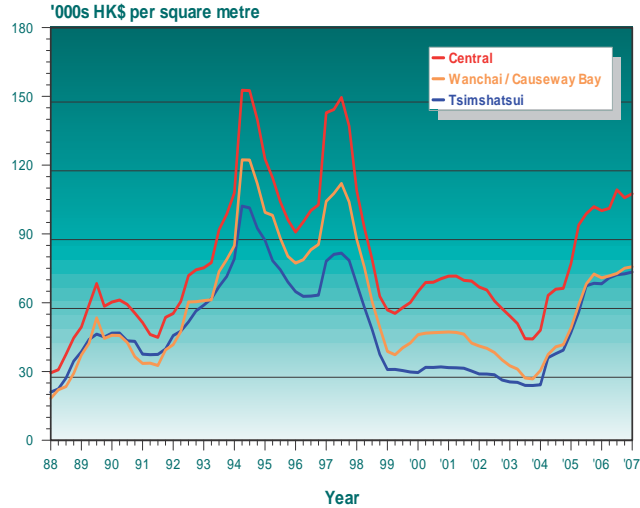
HONG KONG GRADE A OFFICE RENTAL VALUES
1988 - 2006



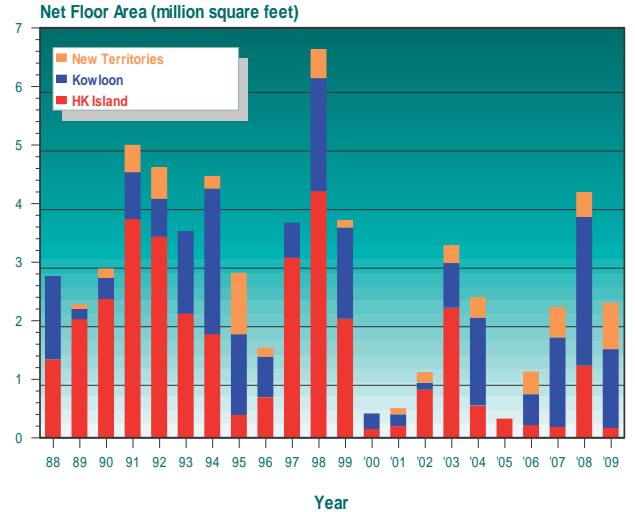
HONG KONG GRADE A OFFICE VACANCY RATES
1988 - 2006



HONG KONG GRADE A OFFICE CAPITAL VALUES
1988 - 2006



HONG KONG GRADE A OFFICE SUPPLY
1988 - 2009



Provided by :



JONES LANG
LASALLE

仲量聯行

Provided by :



JONES LANG
LASALLE

仲量聯行

中國·香港



3. PROPERTY

SALEABLE AREA DEFINITION[#]

The Saleable Area of a unit comprises the floor area exclusively allocated to that unit including balconies and other similar features but excluding common areas such as staircases, lift shafts, lobbies and communal toilets. It shall be the area contained within the enclosing walls of the unit measured up to the exterior face of an external wall or the centre line of a separating wall between adjoining units, as the case may be. Enclosing walls separating a unit from a lightwell, a lift shaft or any similar vertical shaft, or a common area, shall be deemed an external wall and its full thickness shall be included. All internal partitions and columns within the unit shall be included.

Saleable Area describes the ownership and occupation of the premises in relation to the building structure. As such it also reflects to a certain extent the rights and liabilities appurtenant to the premises.

[#] Extract from 'Code of Measuring Practice - Saleable Area' published by the Hong Kong Institute of Surveyors, 1st Edition March 1999.

FINANCIAL

Financial Definitions
Financial Formulae
Mortgage Repayment Table
Composite CPI
Exchange Rates
Currency Charts
Prime Rates

4

4. FINANCIAL

FINANCIAL DEFINITIONS

DISCOUNT RATE

The rate of return a developer expects when investing in a project.

i.e. opportunity cost.

INTERNAL RATE OF RETURN (IRR)

The IRR may be defined as the interest rate that equates the present value of expected future cash flows to the cost of the investment.

The IRR can be compared to the Discount Rate.

NET PRESENT VALUE (NPV)

The NPV is the present value of all future cash flows, discounted back to today's values at the Discount Rate.

The NPV indicates in today's dollars the profit or loss a developer makes above or below his required profit (based on a nominated Discount Rate).

72 RULE

The approximate number of years required to double your capital can be calculated by dividing the interest rate into 72.

e.g. If interest rate = 10% p.a.
Then $72 \div 10 = 7.2$ years
It will take approximately 7.2 years to double your capital if it is invested at 10% p.a.

FINANCIAL FORMULAE

Future value of \$1	$FV = PV (1 + i)^n$
Future value of \$1 per period	$FV = PMT [((1+i)^n - 1) \div i]$
Sinking fund (the amount required to be put away periodically to realise some future sum)	$PMT = FV [i \div ((1 + i)^n - 1)]$
Present value of \$1	$PV = FV [1 \div (1+i)^n]$
Present value of \$1 per period	$PV = PMT [((1+i)^n - 1) \div (i(1+i)^n)]$
Annuity with a PV of \$1 (mortgage bond formula)	$PMT = PV [(i (1+i)^n) \div ((1+i)^n - 1)]$

PV = present value

FV = future value

PMT = payment amount

n = period (e.g. 10 years with monthly payments, $n = 10 \times 12 = 120$)

i = interest rate per period
(e.g. 12% p.a. compounded monthly;
 $i = 12\% \div 12 \text{ months} = 1\% \text{ per period}$)

4. FINANCIAL

MORTGAGE REPAYMENT TABLE

Based on :

- 1,000 units of currency
- Interest compounded monthly
- Equal monthly repayments

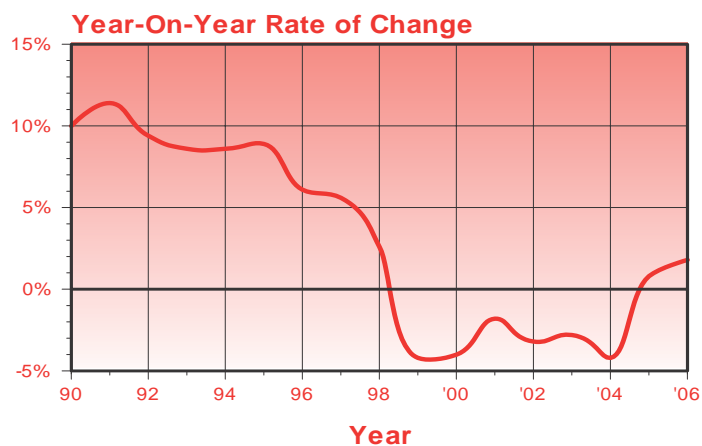
Interest p.a.	REPAYMENT (years)			
	10	15	20	25
1%	8.76	5.98	4.60	3.77
2%	9.20	6.44	5.06	4.24
3%	9.66	6.91	5.55	4.74
4%	10.12	7.40	6.06	5.28
5%	10.61	7.91	6.60	5.85
6%	11.10	8.44	7.16	6.44
7%	11.61	8.99	7.75	7.07
8%	12.13	9.56	8.36	7.72
9%	12.67	10.14	9.00	8.40
10%	13.22	10.75	9.65	9.09
11%	13.78	11.37	10.32	9.80
12%	14.35	12.00	11.01	10.53
13%	14.93	12.65	11.72	11.28
14%	15.53	13.32	12.44	12.04
15%	16.13	14.00	13.17	12.81

Example:

Borrow \$1,000,000 to be repaid monthly at 5% p.a. over 20 years.

$$\begin{aligned}\text{Repayments} &= 1,000,000 \div 1,000 \times \$6.60 \\ &= \$6,600 \text{ per month}\end{aligned}$$

COMPOSITE CPI



Year	Index	% Change
1990	63.8	10.2%
1991	71.0	11.6%
1992	77.8	9.6%
1993	84.6	8.8%
1994	92.1	8.8%
1995	100.4	9.1%
1996	106.7	6.3%
1997	113.0	5.8%
1998	116.2	2.8%
1999	111.6	-4.0%
2000	107.4	-3.8%
2001	105.7	-1.6%
2002	102.4	-3.0%
2003	99.8	-2.6%
2004	99.4	-0.4%
2005	100.3	1.0%
2006*	102.2	2.0%

Note:

* 1/06 to 10/06 only

The base index of 100 has been revised from October 2004 to September 2005.

Source:

Census and Statistics Department of HKSAR.

4. FINANCIAL

EXCHANGE RATES

Approximate rates prevailing in December 2006.

COUNTRY	CURRENCY	HK\$1	US\$1
Australia	dollar	0.16	1.27
Brunei	dollar	0.20	1.54
Canada	dollar	0.15	1.15
China	rmb	1.00	7.81
European Union	euro	0.10	0.76
Hong Kong	dollar	1.00	7.77
India	rupee	5.67	44.20
Indonesia	rupiah	1,155.74	9,007.62
Japan	yen	15.07	117.13
Macau	pataca	1.03	8.03
Malaysia	ringgit	0.46	3.55
New Zealand	dollar	0.19	1.45

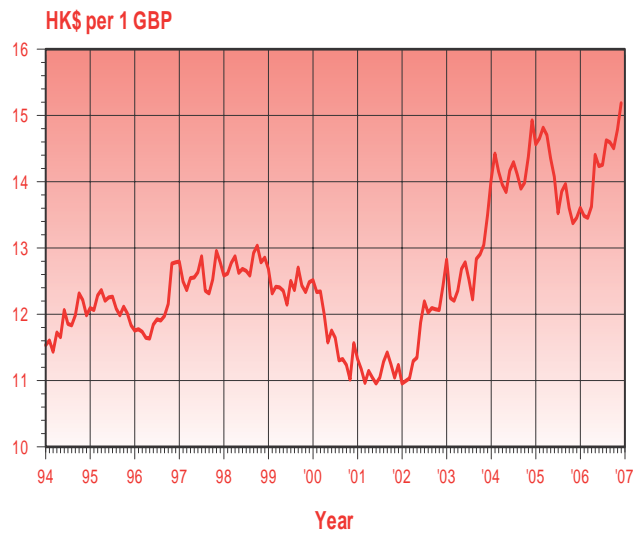
COUNTRY	CURRENCY	HK\$1	US\$1
Norway	kroner	0.82	6.35
Pakistan	rupee	7.82	60.96
Philippines	peso	6.08	47.24
Singapore	dollar	0.20	1.54
South Korea	won	119.02	925.06
Switzerland	franc	0.16	1.21
Taiwan	NT dollar	4.10	31.83
Thailand	baht	4.58	35.60
United Kingdom	pound	0.07	0.51
United States of America	dollar	0.13	1.00
Vietnam	dong	2,058.70	16,045.00



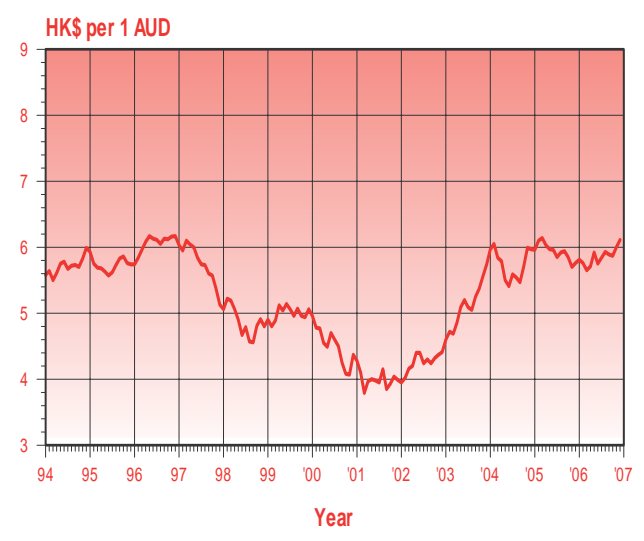
4. FINANCIAL

CURRENCY CHARTS

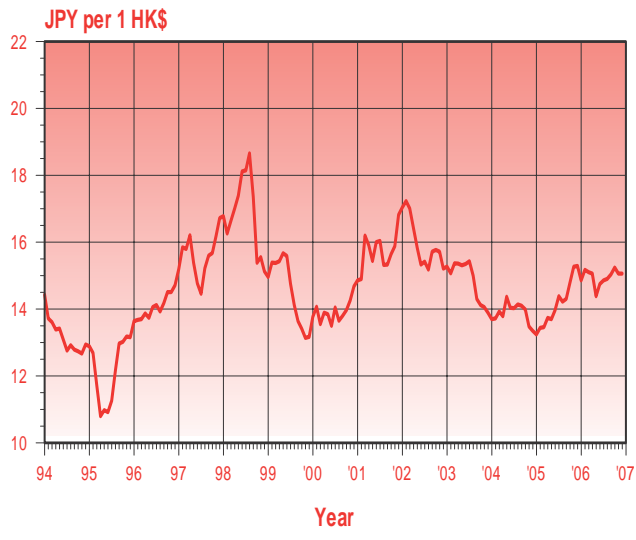
STERLING POUND



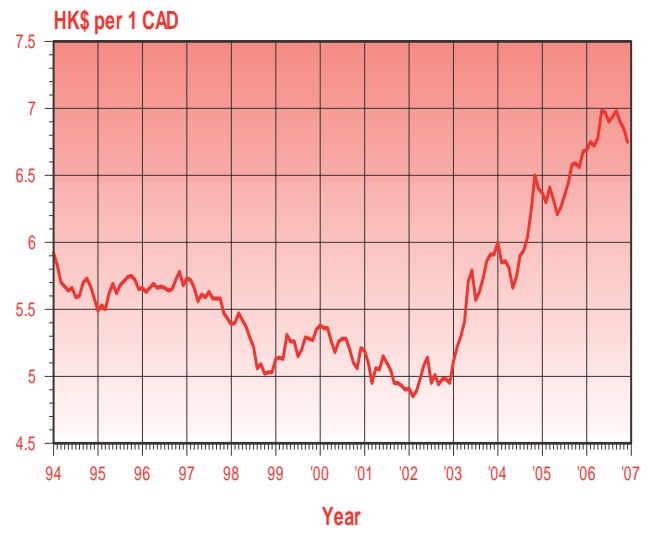
AUSTRALIAN DOLLAR



JAPANESE YEN



CANADIAN DOLLAR



中国·香港

4. FINANCIAL

PRIME RATES

PRIME RATES AND BASE LENDING RATES AS AT
4TH QUARTER 2006

COUNTRY	RATE (%)
Australia*	6.25
Brunei	5.50
China^	6.30
Egypt"	10.75
Hong Kong	7.75
India	6.00
Indonesia	10.25
Japan	1.63
Macau	7.75
Malaysia	6.75
New Zealand®	7.25
Philippines	8.45
Singapore	5.33
South Africa	12.00
South Korea*	4.50
Thailand	7.75
United Kingdom	5.00
United States of America	8.25
Vietnam#	6.00

* O/N Cash Rate

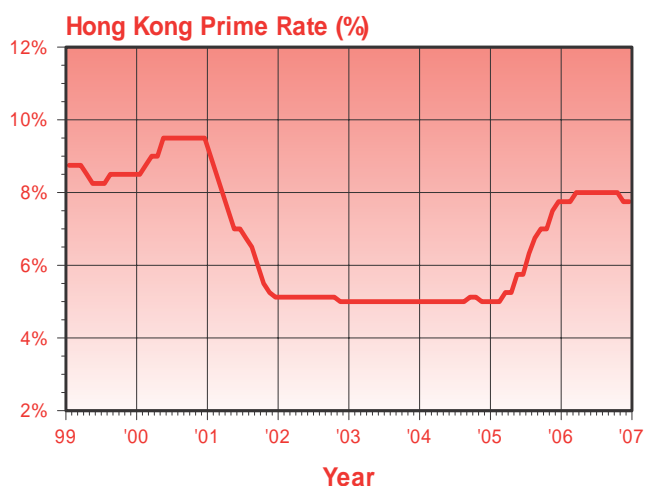
® Official Cash Rate

^ 3-Year Benchmark Lending Rate

+ Call Rate

" Over Night Lending Rate

Min. and in USD/ per year



Source : Hong Kong Monetary Authority

中国·香港

OTHER INFORMATION

Utility Costs for Selected Asian Cities

Conversion Factors

IDD Codes and Time Differences

Public Holidays

Quality Management System

Davis Langdon & Seah Professional Services

International Directory of Offices

Telephone Directory

5. OTHER INFORMATION

UTILITY COSTS FOR SELECTED ASIAN CITIES

CITY	Exchange Rate	ELECTRICITY	
		Domestic	Commercial/Industrial
	US\$1=	US\$/kwh	US\$/kwh
Hong Kong	HK\$7.80	0.11	0.12
Shanghai	RMB7.83	0.07(peak)/ 0.03(normal)	0.12(peak)/ 0.08(normal)
Beijing	RMB7.83	0.08	0.08
Guangzhou	RMB7.83	0.08	0.13
Shenzhen	RMB7.83	0.087	0.049 - 0.162
Macau	MOP8.01	0.12	0.09 - 0.18
Singapore	S\$1.55	0.14	0.14
Kuala Lumpur	RM3.60	0.061 - 0.087	0.031 - 0.090
Brunei	B\$1.5409	0.028 - 0.147	0.028 - 0.126
Bangkok	BAHT36.4	0.10	0.10
Manila	PHP50.00	0.16 - 0.20	0.14
Jakarta	IDR9,150	0.066	0.055
Ho Chi Minh	VND16,090	0.087	0.047 - 0.14
Bangalore	INR45.00	0.132 - 0.222	0.222 - 0.40
New Delhi	INR45.00	0.112 - 0.190	0.14 - 0.26
Seoul	KRW930	0.06 - 0.56	0.056 - 0.069
Tokyo	JPY117	0.133 - 0.191	0.133 - 0.191

The above costs are at 4th Quarter 2006 levels.

Basis of Charges in Hong Kong, China

Water		Electricity (Based on tariff scheme of CLP Holding Limited)	
Domestic		Domestic (bi-monthly consumption)	
0 - 12m ³	: Free of charge	0 - 400kwh	: US\$0.11/kwh
12 - 43m ³	: US\$0.53/m ³	400 - 1,000kwh	: US\$0.12/kwh
43 - 62m ³	: US\$0.83/m ³	1,000 - 1,800kwh	: US\$0.13/kwh
Above 62m ³	: US\$1.16/m ³	Above 1,800kwh	: US\$0.14/kwh

Basis of Charges in Shenzhen, China

Water		Electricity	
Domestic		Commercial	
Consumption within 22m ³	: US\$0.243/m ³	Industrial	: US\$0.125/kwh
23 - 30m ³	: US\$0.364/m ³	Peak	: US\$0.162/kwh
31m ³ above	: US\$0.485/m ³	Normal	: US\$0.102/kwh
Commercial	: US\$0.377/m ³	Off-peak	: US\$0.049/kwh
Industrial	: US\$0.287/m ³		

Basis of Charges in Macau, China

Water		Electricity	
Consumption charge (flat rate)	: US\$0.55/m ³	Electricity tariff are composition of demand charges, consumption charges, fuel clause adjustment and government tax	
Other charges (Depending on meter size 15mm - 200mm)	: Meter rental US\$0.34 - 57.86/month		
Minimum consumption fee	: US\$2.20 - 351.20/month		

Basis of Charges in Guangzhou, China

- Unleaded fuel rate is for Unleaded gasoline 97 Ron

Basis of Charges in Singapore

- Water rate includes conservation tax and is an average for the 1st 40m³. Commercial / Industrial water rate is an average for the 1st 35m³.
- Electricity tariff is based on low tension power supply as at October 2006
- Unleaded fuel rate is for 98 Unleaded petrol

WATER		FUEL		
Domestic	Commercial/Industrial	Diesel	Leaded	Unleaded
US\$/m ³	US\$/m ³	US\$/litre	US\$/litre	US\$/litre
0.83	0.59	1.10	N/A	1.69
0.23	0.32	0.59	N/A	0.60
0.35	0.52	0.44	N/A	0.49
0.17	0.35	0.53	N/A	0.62
0.243-0.485	0.287-0.377	0.593	N/A	0.667
0.55	0.55	0.95	1.14	1.12
1.17	1.37	0.85	N/A	1.09
0.16 - 0.56	0.58 - 0.63	0.44	N/A	0.53
0.107	0.424	0.201	0.337	0.344
0.23	0.26	0.64	N/A	0.72
0.29-0.43	0.55	0.66	N/A	0.74
0.295	0.569	0.46	N/A	0.49
0.17-0.50	0.86	0.53	N/A	0.64
3.50-6.25	4.70-7.75	0.84	1.18	1.18
3.75-6.00	4.60-7.50	0.80	1.13	1.13
0.34-0.85	0.51-1.35	1.28	N/A	1.53
1.09-3.45	1.09-3.45	0.931	1.119	1.205

Basis of Charges in Kuala Lumpur, Malaysia

- Unleaded fuel rate is for Unleaded petrol Ron 97

Basis of Charges in Manila, Philippines

Water		Electricity	
Domestic	: 60m ³ - 131m ³ /month	Domestic	: 109kwh - 566kwh
Commercial/Industrial	: 3,379m ³ /month	Commercial/Industrial	: 214,800kwh
- Water and Electricity actual billing includes miscellaneous charges such as Environmental Charge, Currency Exchange, Rate Adjustment (CERA), VAT, etc			

Basis of Charges in Tokyo, Japan

- All rates are VAT inclusive

Water		Electricity	
Domestic /	: US\$ 1.03 - 3.39/m ³ diameter of	0kwh - 120kwh	: US\$0.131/kwh
Commercial /	water piping (13mm - 300mm)	120kwh - 300kwh	: US\$0.173/kwh
Industrial		Over 300kwh	: US\$0.186/kwh

Basis of Charges in Seoul, Korea

Water		Electricity	
Domestic/Commercial/Industrial	: US\$ 1.03-585.71/month up to a diameter of water piping (13mm - 400mm)	Domestic electricity rates are applied to the 301 st KW above wards	
Domestic	: US\$ 0.35-8.89/month up to accumulated quantity of use (100kwh-500kwh)		
Commercial	: US\$ 4.92/month (within 1,000kwh, 110V-380V)		
Industrial	: US\$ 3.95/month (4-300kwh, 110V-380V)		

Basis of Charges in Ho Chi Minh, Vietnam

- All rates are VAT inclusive

Water	: Used in norm = US\$ 0.17; Used over norm = US\$ 0.50
Electricity	(Domestic electricity rates are applied to the 301 st KW above wards)
Domestic	: Under 100kwh = US\$ 0.03; 100 - 200kwh = US\$ 0.083; 300kwh up = US\$ 0.087
Commercial	: Normal hours = US\$ 0.083; Rest hours = US\$ 0.047; Rush hours = US\$ 0.14
Fuel	: Unleaded petrol used in Vietnam from 1/7/2001. The rate is of less lead petrol only

CONVERSION FACTORS

UNIT	
LENGTH	
10 mm = 1 cm	12 in = 1 ft
100 cm = 1 m	3 ft = 1 yd
1,000 m = 1 km	1,760 yd = 1 mile
AREA	
10,000 m ² = 1 ha	9 ft ² = 1 yd ²
100 ha = 1 km ²	4,840 yd ² = 1 acre
638 acre = 1 mile ²	
VOLUME	
1,000 ml = 1 l	(UK) 8 pt = 1 gal
(US) 8 pt = 1 gal	
1,000 l = 1 m ³	
MASS	
1,000 g = 1 kg	16 oz = 1 lb
1,000 kg = 1 tonne	2,224 lb = 1 ton
16 tael = 1 catty	
POWER	
TEMPERATURE	

(APPROX)	(APPROX)
1 in = 25.400 mm	1 cm = 0.394 in
1 ft = 30.480 cm	1 m = 3.281 ft
1 yd = 0.914 m	1 m = 1.094 yd
1 mile = 1.609 km	1 km = 0.621 mile
1 ft ² = 0.093 m ²	1 m ² = 10.764 ft ²
1 yd ² = 0.836 m ²	1 m ² = 1.196 yd ²
1 acre = 0.405 ha	1 ha = 2.471 acres
1 mile ² = 2.590 km ²	1 km ² = 0.386 mile ²
(UK) 1 pt = 0.568 l	(UK) 1 l = 1.760 pt
(US) 1 pt = 0.473 l	(US) 1 l = 2.113 pt
(UK) 1 gal = 4.546 l	(UK) 1 l = 0.220 gal
(US) 1 gal = 3.785 l	(US) 1 l = 0.264 gal
1 oz = 28.350 g	1 gram = 0.035 oz
1 lb = 0.454 kg	1 kg = 2.205 lb
1 ton = 1.016 tonne	1 tonne = 0.984 ton
1 catty = 0.605 kg	
1 hp = 0.746 kw	1 kw = 1.340 hp
(°F-32) x 5/9	(°C x 9/5) + 32

5. OTHER INFORMATION

IDD CODES AND TIME DIFFERENCES

DESTINATION	IDD Country Code	TIME Difference (hours)*
Australia:		
Perth	61	0
Sydney	61	+2
Bahrain	973	-5
Brunei	673	0
Canada:		
Toronto	1	-13
Vancouver	1	-16
China	86	0
Czech Republic	42	-7
Finland	358	-6
France	33	-7
Germany	49	-7
Hong Kong	852	0
India	91	-2.5
Indonesia	62	-1
Italy	39	-7
Japan	81	+1
Korea (North)	850	+1

* Allowance should be made for seasonal time variations.

DESTINATION	IDD Country Code	TIME Difference (hours)*
Korea (South)	82	+1
Macau	853	0
Malaysia	60	0
Myanmar (Burma)	95	-1.5
Netherlands	31	-7
Philippines	63	0
Qatar	974	-5
Singapore	65	0
Spain	34	-7 to -8
Switzerland	41	-7
Taiwan	886	0
Thailand	66	-1
United Arab Emirates	971	-4
United Kingdom	44	-8
United States of America:		
Los Angeles	1	-16
New York	1	-13
Vietnam	84	-1

* Allowance should be made for seasonal time variations.

中国·香港

5. OTHER INFORMATION

PUBLIC HOLIDAYS

	2006	2007
HONG KONG		
The first day of January	02 Jan	01 Jan
Lunar New Year's Day	28 Jan	17 Feb*
The 2 nd day of Lunar New Year	30 Jan	19 Feb
The 3 rd day of Lunar New Year	31 Jan	20 Feb
Ching Ming Festival	05 Apr	05 Apr
Good Friday	14 Apr	06 Apr
The day following Good Friday	15 Apr	07 Apr
Easter Monday	17 Apr	09 Apr
Labour Day	01 May	01 May
Buddha's Birthday	05 May	24 May
Tuen Ng Festival	31 May	19 Jun
HKSAR Establishment Day	01 Jul	02 Jul**
The day following the Chinese Mid-Autumn Festival	07 Oct	26 Sep
National Day	02 Oct	01 Oct
Chung Yeung Festival	30 Oct	19 Oct
Christmas Day	25 Dec	25 Dec
The 1 st week-day after Christmas Day	26 Dec	26 Dec
<p>* As the Lunar New Year's Day falls on a Sunday, the day preceding will be designated as an additional General Holiday</p> <p>** As the HKSAR Establishment Day falls on a Sunday, the day following will be designated as an additional General Holiday</p>		

	2006	2007
CHINA		
New Year's Day	01 Jan	01 Jan
Lunar New Year's Day	29 Jan	18 Feb
The 2 nd day of Lunar New Year	30 Jan	19 Feb
The 3 rd day of Lunar New Year	31 Jan	20 Feb
Labour Day	01 May	01 May
	02 May	02 May
	03 May	03 May
National Day	01 Oct	01 Oct
	02 Oct	02 Oct
	03 Oct	03 Oct
BRUNEI		
Hari Raya Aidil Adha**1	10 Jan	01 Jan
New Year's Day**2	02 Jan	02 Jan
First Day of Hijrah 1428*	31 Jan	20 Jan
Chinese New Year**3	30 Jan	19 Feb
National Day	23 Feb	23 Feb
Prophet Muhammad's Birthday	11 Apr	31 Mar
Royal Brunei Armed Forces Anniversary	31 May	31 May
His Majesty's Birthday**4	15 Jul	16 Jul
Israk Mikraj*	21 Aug	11 Aug
First Day of Ramadhan*	25 Sep	13 Sep
Anniversary of the Revelation of the Holy Koran*	10 Oct	29 Sep
Hari Raya Aidifitri*	24 Oct	13 Oct
Hari Raya Aidifitri* (2 nd Day)**5	25 Oct	15 Oct
Hari Raya Aidil Adha*	-	20 Dec
Christmas Day	25 Dec	25 Dec
<p>Notes : Fridays and Sundays are government off days</p> <p>* Subject to change</p> <p>**1 In substitution for 31st December 2006 (Sunday)</p> <p>**2 In substitution for 1st January 2007 (Hari Raya Aidil Adha)</p> <p>**3 In substitution for 18th February 2007 (Sunday)</p> <p>**4 In substitution for 15th July 2007 (Sunday)</p> <p>**5 In substitution for 14th October 2007 (Sunday)</p>		

(Cont'd)

中国·香港

5. OTHER INFORMATION

PUBLIC HOLIDAYS

	2006	2007
INDONESIA		
New Year's Day	01 Jan	01 Jan
Hijriyah New Year	31 Jan	20 Jan
Chinese New Year (Imlek)	29 Jan	18 Feb
Hindu Day of Quiet (Nyepi)	30 Mar	19 Mar
Prophet Muhammad's Birthday	10 Apr	31 Mar
Good Friday	14 Apr	06 Apr
Ascension Day of Jesus Christ	25 May	17 May
Waicak Day (Buddha Birthday)	13 May	01 Jun
Ascension of Prophet Mohammad*	21 Aug	11 Aug
National Independence Day	17 Aug	17 Aug
Idul Fitri*	24 Oct	13 Oct
	25 Oct	14 Oct
Idul Adha Day	10 Jan	20 Dec
Christmas Day	25 Dec	25 Dec
* Subject to change		
JAPAN		
New Year's Day	01 Jan	01 Jan®
Coming-of-Age Day	09 Jan	08 Jan
National Foundation Day	11 Feb	11 Feb
Spring Equinox Day	21 Mar	21 Mar
Greenery Day	29 Apr	29 Apr
Constitution Memorial Day	03 May	03 May
National Holiday	04 May	04 May
Children's Day	05 May	05 May
Marine Day	17 Jul	16 Jul
Respect for Senior Citizens Day	18 Sep	17 Sep
Autumnal Equinox Day	23 Sep	23 Sep
Physical Fitness Day	09 Oct	08 Oct
Culture Day	03 Nov	03 Nov
Labour Thanksgiving Day	23 Nov	23 Nov
The Emperor's Day	23 Dec	23 Dec
® The following Monday will be a public holiday		

	2006	2007
INDIA		
New Year's Day	01 Jan	01 Jan
Sankranthi	15 Jan	15 Jan
Republic Day	26 Jan	26 Jan
Holi	14 Mar	29 Mar
Good Friday	14 Apr	06 Apr
May Day	01 May	01 May
Independence Day	15 Aug	15 Aug
Vinayaka Chaturthi	27 Aug	15 Sep
Gandhi Jayanthi	02 Oct	02 Oct
Ayudha Pooja	03 Oct	10 Oct
AP / Karnataka Formation Day	01 Nov	01 Nov
Deepavali	21 Oct	08 Nov
Id ul Fitr	25 Oct	09 Nov
Christmas Day	25 Dec	25 Dec
MALAYSIA		
New Year's Day**	01 Jan	01 Jan
Hari Raya Qurban	10 Jan	01 Jan
Awal Muharram	31 Jan	20 Jan
Chinese New Year®	29 Jan	18 Feb
	30 Jan	19 Feb*
Prophet Muhammad's Birthday	11 Apr	31 Mar
Labour Day	01 May	01 May
Wesak Day	12 May	01 May
King/Agong's Birthday	03 Jun	02 Jun
National Day	31 Aug	31 Aug
Hari Raya Aidilfitri*	24 Oct	13 Oct
	25 Oct	14 Oct**
Deepavali*	21 Oct	08 Nov
Hari Raya Qurban*	31 Dec	20 Dec
Christmas Day	25 Dec	25 Dec
* Subject to change		
** Except Johor, Kelantan, Kedah, Perlis and Terengganu		
® For Kelantan and Terengganu, only 18 th Feb. 2007 is a Public Holiday		
+ The following Tuesday will be a replacement holiday		
++ The following Monday will be a replacement holiday		

(Cont'd)

中国·香港

5. OTHER INFORMATION

PUBLIC HOLIDAYS

	2006	2007
MACAU		
New Year's Day	01 Jan	01 Jan
The day following New Year's Day	02 Jan	-
The day before Lunar New Year's Day	28 Jan	-
Lunar New Year's Day	29 Jan	18 Feb*
The 2 nd day of Lunar New Year	30 Jan	19 Feb
The 3 rd day of Lunar New Year	31 Jan	20 Feb
The 4 th day of Lunar New Year	01 Feb	21 Feb
Ching Ming Festival	05 Apr	05 Apr
Good Friday	14 Apr	06 Apr
The day following Good Friday	15 Apr	07 Apr [@]
Easter Monday	17 Apr	09 Apr [^]
Labour Day	01 May	01 May
Buddha's Birthday	05 May	24 May
Tuen Ng Festival	31 May	19 Jun
Bank's Holiday	01 Jul	02 Jul [^]
The day following Mid-Autumn Festival	07 Oct	26 Sep
National Day	01 Oct	01 Oct
The day following National Day	02 Oct	02 Oct [@]
Chung Yeung Festival	30 Oct	19 Oct
All Soul's Day	02 Nov	02 Nov
Feast of the Immaculate Conception	08 Dec	08 Dec [@]
Macau SAR Establishment Day	20 Dec	20 Dec
Winter Solstice	22 Dec	22 Dec [@]
Christmas Eve	24 Dec	24 Dec
Christmas Day	25 Dec	25 Dec
Bank's Holiday	26 Dec	26 Dec [^]
New Year's Eve (Afternoon)	-	31 Dec [#]
* The days fall on Sunday ^ For Banks only @ Not applicable to Banks # Special grant by The Chief Executive announced on 14 th July 2006		

	2006	2007
PHILIPPINES		
Regular Holidays		
New Year's Day	01 Jan	01 Jan
Araw ng Kagitingan	09 Apr	09 Apr
Maundy Thursday	13 Apr	05 Apr
Good Friday	14 Apr	06 Apr
Labour Day	01 May	01 May
Independence Day	12 Jun	12 Jun
End of Eid-ul-Fitre*	25 Oct	13 Oct
All Saint's Day	01 Nov	01 Nov
Bonifacio Day	30 Nov	30 Nov
Christmas Day	25 Dec	25 Dec
Rizal Day	30 Dec	30 Dec
Last Day of the Year	31 Dec	31 Dec
* Subject to change		
SINGAPORE		
New Year's Day	01 Jan	01 Jan [@]
Chinese New Year	29 Jan	18 Feb [^]
	30 Jan	19 Feb
Good Friday	14 Apr	06 Apr
Labour Day	01 May	01 May
Vesak Day	12 May	31 May
National Day	09 Aug	09 Aug
Hari Raya Puasa	24 Oct	13 Oct
Deepavali*	21 Oct	08 Nov
Hari Raya Haji	31 Dec	20 Dec
Christmas Day	25 Dec	25 Dec
* Subject to change @ The following Tuesday 2 nd January 2007 will be a public holiday ^ The following Tuesday 20 th January 2007 will be a public holiday		

(Cont'd)



5. OTHER INFORMATION

PUBLIC HOLIDAYS

	2006	2007
SOUTH KOREA		
New Year's Day	01 Jan	01 Jan
Lunar New Year (Seol)	29 Jan	18 Feb
Independent Movement Day	01 Mar	01 Mar
Arbor Day	05 Apr	05 Apr
Children's Day	05 May	05 May
Memorial Day	06 Jun	06 Jun
Constitution Day	07 Jul	17 Jul
Liberation Day	15 Aug	15 Aug
Full Moon Day (Chuseok)	06 Oct	25 Sep
National Foundation Day	03 Oct	03 Oct
Christmas Day	25 Dec	25 Dec

	2006	2007
TAIWAN		
Founding Day of the Republic of China	01 Jan	01 Jan
The following day of the Founding Day of the Republic of China	02 Jan	02 Jan
Lunar New Year's Eve	28 Jan	17 Feb
Lunar New Year	29 Jan	18 Feb
	30 Jan	19 Feb
	31 Jan	20 Feb
Peace Memory Day	28 Feb	28 Feb
Revolutionary Martyrs Day	29 Mar	29 Mar
Women Day and Children's Day	04 Apr	04 Apr
Tomb-sweeping Day	05 Apr	05 Apr
Labour Day	01 May	01 May
Dragon Boat Festival	31 May	19 Jun
Mid-Autumn Festival	06 Oct	25 Sep
Confucius Birthday	28 Sep	28 Sep
National Day	10 Oct	10 Oct
Taiwan's Restoration Day	25 Oct	25 Oct
President Chiang Kai-shek's Birthday	31 Oct	31 Oct
Dr. Sun Yat-sen's Birthday	12 Nov	12 Nov
Constitution Day	25 Dec	25 Dec

(Cont'd)

中国·香港

5. OTHER INFORMATION

PUBLIC HOLIDAYS

	2006	2007
THAILAND		
New Year's Day	01 Jan	01 Jan
Substitution for Chinese New Year*	29 Jan	19 Feb
Substitution for Makha Bucha Day	12 Feb	05 Mar
Chakri Memorial Day	06 Apr	06 Apr
Songkran Festival	13 Apr	13 Apr
	14 Apr	14 Apr
	15 Apr	15 Apr
National Labour Day	01 May	01 May
Substitution for Coronation Day	05 May	07 May
Visakha Bucha Day	12 May	31 May
Substitution for Bank Holiday®	01 Jul	02 Jul
Asalaha Bucha Day	10 Jul	29 Jul
Khao Phansa Day (Buddhist Lent)	11 Jul	30 Jul
Substitution for H.M. The Queen's Birthday	12 Aug	13 Aug
Chulalongkorn Day	23 Oct	23 Oct
H.M. The King's Birthday	05 Dec	05 Dec
Constitution Day	10 Dec	10 Dec
New Year's Eve	31 Dec	31 Dec
* Unofficial, Chinese Community only		
® Banks only		
VIETNAM		
Normal Scheduled Holidays		
Solar New Year	01 Jan	01 Jan
Lunar New Year	28 Jan	16 Feb
	29 Jan	17 Feb
	30 Jan	18 Feb
	31 Jan	19 Feb
	-	20 Feb*
	-	21 Feb*
Liberation Day of Saigon	30 Apr	30 Apr
International Labour Day	01 May	01 May
National Day	02 Sep	02 Sep
	-	03 Sep®
* Substitute for 17 th and 18 th February 2007 (Saturday and Sunday)		
® Substitute for 2 nd September 2007 (Sunday)		

QUALITY MANAGEMENT SYSTEM

Nowadays an effective Quality Management System is one of the core elements in any kind of business. Davis Langdon and Seah Hong Kong Limited aims to provide not merely quantity surveying services but also the highest quality services to meet clients' requirements.

We launched our Quality Management System in 1993 to embrace the following Quality Policy:



- Assure the quality of the company's professional services through the systematic maintenance and improvement of specialist knowledge and skills to meet the challenges of Clients' expectations.
- Offer the company's Clients the best available research, database, technology, experience and expertise.

Together with its other member firms in Singapore, Brunei, Malaysia and the Philippines, Davis Langdon & Seah Hong Kong Limited achieved certification to ISO 9001:1987 by the Hong Kong Quality Assurance Agency in October 1994 to cover quantity surveying services. We were certified to ISO 9001:1994 in October 1995.

Subsequently, the scope of services was extended in December 1996 to incorporate monitoring construction projects.

The following further displays our commitment to the continual improvement of our Quality Management System:

- March 2002 saw us become the first quantity surveying consultancy firm in Hong Kong to be certified to the ISO 9001:2000 standard.
- May 2004 saw the Hong Kong office of Davis Langdon & Seah China Limited being certified to the ISO 9001:2000 standard.

中國·香港



5. OTHER INFORMATION

DAVIS LANGDON & SEAH PROFESSIONAL SERVICES

Normal Services :

- Preliminary cost advice and cost planning.
- Advice on the type of contractual arrangements to be used.
- Advice on obtaining tenders.
- Preparation of tendering documents.
- Negotiation with contractors.
- Visiting site and valuation of works in progress.
- Assessing the cost of proposed variations.
- Attending site and other meetings.
- Preparation of financial statements.
- Settlement of final cost with contractors and sub-contractors.
- Advice on contractors' claims.

Special Services :

- Construction feasibility studies.
- Budget formulation.
- Analysis of cost/design options.
- Value engineering.
- Cash flow evaluations.
- Cost monitoring and/or cost control of construction works.
- Project management or co-ordination.
- Reinstatement assessments for fire insurance.
- Quantifying mechanical and electrical installation works.
- Quantifying civil engineering works.
- Definition and operation of plant procurement programmes.
- Cost engineering.
- Evaluation and operation of serial (maintenance) contracts.
- Financial evaluation of "package" bid contracts.
- Tax treatment of construction expenditure.
- Interior decoration and fitting-out works.
- Preparation of fixed asset registers.

(Cont'd)



5. OTHER INFORMATION

DAVIS LANGDON & SEAH PROFESSIONAL SERVICES

DLS Infrastructure Team

DLS Infrastructure Team is a distinct unit within Davis Langdon and Seah International, which specializes in providing both traditional and specialist Quantity Surveying Services to the infrastructure market sector of the construction industry.

The core services sectors served by this unit are rail, road and air transportation systems.

Service requirements range from huge mega-projects such as new airports and rail networks, to providing specific contract dispute resolution advice.

The team often works as part of multi disciplinary design groups sometimes in external project team offices.

The core services provided by the Infrastructure Team are as follows: -

Initial Feasibility Studies

Providing initial project cost advice to major infrastructure projects, quantified estimates of Civil, Structural, Architectural and Building Services.

Detailed Design Pre and Post Contract Services

Preparing tender documentation, estimation and post contract financial control and reporting.

Specialist Construction Technique Advice.

The team is experienced in working closely with Civil and Structural Engineers to advise on costs for specialist construction techniques such as: -

- Tunneling in rock and soft ground conditions.
- Rail viaduct construction.
- Noise mitigation.

- Diaphragm walling and other specialist foundation and ground treatment works.
- Marine land reclamation.
- Specialist Rail building services, including tunnel ventilation, power and control.
- Airport integrated building and ground field services.
- Ports.

Value Engineering Studies

Project related and product related research studies into cost, value and time benefits of various design options and solutions. The infrastructure team has developed its own discrete historical database which is available to supplement real-time cost analysis.

Contractual Solutions

Independent advice and solutions for contractual and financial solutions in any aspect of the infrastructure market. Linked with design phase contract drafting to avoid disputes.

(Cont'd)

5. OTHER INFORMATION

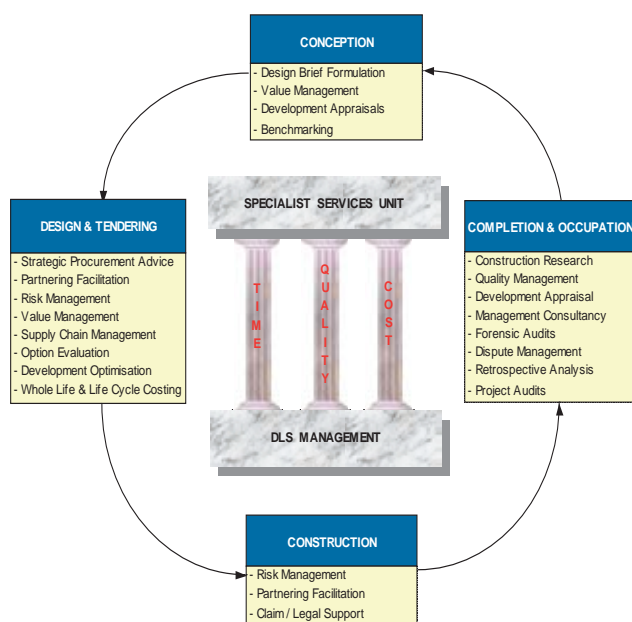
DAVIS LANGDON & SEAH PROFESSIONAL SERVICES

DLS Management Ltd.

Strategic Management Consultancy Services for the Construction Industry

DLS Management Ltd is a separate company within Davis Langdon and Seah International, which provides Strategic Management Consultancy Services for clients within the construction industry.

The Specialist Services Unit of DLS Management comprises specially trained personnel who provide value added services, which are tailored to suit the particular needs of the individual client or project. The Specialist Services Unit has developed a unique series of services, which are all integrated to develop a seamless circle of specialist services encompassing the three pillars of construction, Time, Cost and Quality.



DLS Management provides specialist services under 7 broad headings:-

Management Consultancy

Studies into management related issues provide valuable independent reviews of the operation of an organisation or a department. Once the results are coupled with the active involvement of the senior management; internal processes, organisational structure and operating efficiency can be tangibly enhanced.

Facilitation

In today's multi-disciplined complex projects the need for cooperation and optimization of values within stakeholder teams is more important, especially without increasing risk. The use of structured and professionally facilitated workshops in the areas of Value and Risk Management as well as Partnering allow these goals to be achieved and these approaches have been proven to be successful on numerous projects.

Dispute Management

These services cover all aspects of contractual advice and legal support, with the main emphasis being placed upon dispute avoidance rather than just dispute resolution.

Research and Development

Studies covering topics of relevance to individual clients and to the construction industry are undertaken, which when combined with the best practices and DLS's large historical database are able to provide enhancements to proposed developments.

(Cont'd)



5. OTHER INFORMATION

DAVIS LANGDON & SEAH PROFESSIONAL SERVICES

DLS Management Ltd.

DLS Management provides specialist services under 7 broad headings:- (Cont'd)

Project / Process Management

Founded on years of experience in both the Hong Kong and China construction markets, the coordination and management of the design and construction process is enhanced and controlled through the close integration of core values and aspirations. The sensitive coordination and management of all stakeholders enables project success as well as encouraging innovation.

Quality Management

Quality related consultancy services provide internal and external system audits as well as strategic guidance on a wide range of quality matters.

Sustainability

Using both Life Cycle Costing (LCC) and Life Cycle Assessment (LCA) techniques, detailed and quantified environmental and economic assessments can be made of both materials and complete developments enabling informed decision making.

Together the above suite of services provide clients with access to highly focused consultancy activities, which can provide tailored solutions to suit and benefit the individual project or development.

The power of these specialist strategic services should not be under-estimated. Some clients are already seeing the benefits of DLS Management's services, are you? Let DLS Management unlock the true potential in your development or project.

Davis Langdon & Seah Specifications China Ltd. Specification Consultancy Services

Davis Langdon & Seah Specifications China Ltd, is a separate company within Davis Langdon & Seah International, which provides specification consultancy services to clients within the Asia Pacific region. This company is a collaboration with our specialists in the UK and draws upon over 16 years of experience in producing specification documents for some of the world's leading architects and design practices.

The core services respond to the needs of those designers who are involved in projects in Greater China and who are looking to achieve a modern and high standard of design documentation. Our specifications are tailored to the needs of each client and can be either project-specific or developed as a general company standard allowing portability across both projects and offices. As developments in both technology and materials advance, our specification documents respond to these changes through regular updating while at the same time responding to the constraints of the particular project or market.

The services of Davis Langdon & Seah Specifications China include:

- Developing Project-Specific Specifications.
- Developing Project-Particular Specifications for Government Projects.
- Developing New Company Standard General Specifications.
- Review of Existing Specifications.
- Guidance on Standardization and Integration of Specifications with Standard Details and Codes.
- Design Process Management and Drawing Production Process Optimization.

Come and talk to us and see how you can benefit from our experiences with other leading design practices around the world.

中國·香港



5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

ASIA PACIFIC

CHINA

HONG KONG

DAVIS LANGDON & SEAH HONG KONG LIMITED

DAVIS LANGDON & SEAH CHINA LIMITED

DLS MANAGEMENT LIMITED

DLS SPECIFICATIONS CHINA LIMITED

2101 Leighton Centre

77 Leighton Road

Hong Kong

Tel : (852) 2830 3500 / 2576 3231

Fax : (852) 2576 0416

Email : dlshk@dlshk.com

Website : www.davislangdon.com

Contact : Lee Ying Kee, Joseph

MACAU

DAVIS LANGDON & SEAH MACAU LIMITED

Avenida da Praia Grande

No. 599, Edifacio Commercial Rodrigues

14 Andar B

Macau

Tel : (853) 331 705

Fax : (853) 331 532

Email : dlsmacau@dlsmacau.com

Contact : Au Kai Ming, Francis / So Kin Man, Simon

BEIJING

DAVIS LANGDON & SEAH (BEIJING) CONSTRUCTION CONSULTANTS CO LTD

Suite 1225 - 1238

Central Tower South, Junefield Plaza

No. 10, Xuan Wu Men Wai Street

Beijing 100 052

China

Tel : (86 10) 6310 1136

Fax : (86 10) 6310 1143

Email : dlslbj@dlslbj.com

Contact : Poon K.Y. Kenneth / Chan C.K. Andrew

SHANGHAI

DAVIS LANGDON & SEAH CONSULTANCY (SHANGHAI) CO LTD

Room 1582, Tower B

City Centre of Shanghai

No. 100 Zun Yi Road

Shanghai 200 051

China

Tel : (86 21) 6237 2322

Fax : (86 21) 6237 0118

Email : dlssh@dlssh.com

Contact : Lee Ying Kee, Joseph / Lai Pak Hung

GUANGZHOU

DAVIS LANGDON & SEAH CONSULTANCY (SHENZHEN) CO LTD (GUANGZHOU BRANCH)

Unit 2711 - 2712

Bank of America Plaza

No. 555 Ren Min Zhong Road

Guangzhou 510 145

China

Tel : (86 20) 8130 3813

Fax : (86 20) 8130 3812

Email : dlsgz@dlsgz.com

Contact : Cheung Sek Hoi / Wong W.C. Jack

SHENZHEN

DAVIS LANGDON & SEAH CONSULTANCY (SHENZHEN) CO LTD

Room 701, China Resources Building

No. 5001, Shennan Dong Road

Shenzhen 518 001

China

Tel : (86 755) 8375 4788

Fax : (86 755) 8368 2003

Email : dlssz@dlssz.com

Contact : Lee Ying Kee, Joseph / Yeung Yee Fai, Paul

(Cont'd)

中國·香港



5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

ASIA PACIFIC (Continued)

CHONGQING

DAVIS LANGDON & SEAH CHINA LIMITED CHONGQING REPRESENTATIVE OFFICE

Room 1507A, Metropolitan Tower
No. 68, Zourong Road
Central District
Chongqing 400 010
China
Tel : (86 23) 6383 3008
Fax : (86 23) 6383 3003
Email : dlscq@dlscq.com
Contact : Ho Kam Ming, Peter / Ng Hin Kan, Kenn

WUHAN

DAVIS LANGDON & SEAH CONSULTANCY (SHANGHAI) CO LTD WUHAN BRANCH

Room 3005
New World International Trade Centre
568 Jianshe Avenue
Wuhan 430 022
Hubei
China
Tel : (86 27) 6885 0930
Fax : (86 27) 6885 0921
Email : dlsw@dlsw.com
Contact : Poon K.Y. Kenneth / Lam Yuk Ching, Martin

BRUNEI

BANDAR SERI BEGAWAN

DAVIS LANGDON & SEAH JURU UKUR BAHAN UTAMA - DLS

No.1, First Floor, Block H
Abdul Razak Complex, Gadong
P O Box 313
Bandar Seri Begawan BS8670
Negara Brunei Darussalam
Tel : (673 2) 446 888
Fax : (673 2) 440 893
Email : dlsbsb@dlsbrunei.com
Contact : Teoh, Justin / Yusof, Shafie

KUALA BELAIT

PETROKON UTAMA SDN BHD

3rd Floor, Hong Kong Bank Chambers
Jalan McKerron
P O Box 811
Kuala Belait KA1131
Negara Brunei Darussalam
Tel : (673 3) 335 718
Fax : (673 3) 335 717
Email : pusbkb@pusbbrunei.com
Contact : Yusof, Shafie

INDIA

BANGALORE

DAVIS LANGDON & SEAH CONSULTING INDIA PRIVATE LIMITED

3rd Floor, Raheja Chancery Building
No. 133 Brigade Road
Bangalore 560 025
India
Tel : (91 80) 4123 9141
Fax : (91 80) 4123 8922
Email : dlsindia@dls.com.sg
Contact : Jim Pollock / Lorimer Doig

HYDERABAD

DAVIS LANGDON & SEAH CONSULTING INDIA PRIVATE LIMITED

2nd Floor
Hitex Exhibition Centre
Izzat Nagar
Hyderabad 500 034
India
Tel : (91 98) 4903 6676
Fax : -
Email : dlsindia@dls.com.sg
Contact : Ramamurthi Karthikeyan

(Cont'd)

中国·香港



5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

ASIA PACIFIC (Continued)

MUMBAI

DAVIS LANGDON & SEAH CONSULTING INDIA PRIVATE LIMITED

c/o Taj Hotels Resorts and Palaces
Oxford House, 1st Floor
15/17 N. F. Road, Apollo Bunder
Mumbai 400 001
India

Tel : (91 22) 5608 9555
Fax : (91 22) 2418 0606
Email : dlsindia@dls.com.sg
Contact : Neil Stubbs

INDONESIA

BALI

PT DAVIS LANGDON & SEAH INDONESIA

Kuta Poleng Block B/3A
Jalan Setiabudi
Kuta, Badung
Bali 80361
Indonesia

Tel : (62 361) 766 260
Fax : (62 361) 750 312
Email : dlsbali@dls.co.id
Contact : Ir. Putu Arya Cant

JAKARTA

PT DAVIS LANGDON & SEAH INDONESIA

Level 18, Ratu Plaza Office Tower
Jalan Jenderal Sudirman 9
Jakarta 10270
P O Box 3587/JKP 10035
Indonesia

Tel : (62 21) 739 7550
Fax : (62 21) 739 7846
Email : dlsjkt@dls.co.id
Contact : Peter Robinson

KOREA

SEOUL

DAVIS LANGDON & SEAH KOREA CO LTD

429 G-Five Central Plaza
#1685-8 Seocho 4-dong
Seocho-gu

Seoul 137-882, Korea
Tel : (82 2) 543 3888
Fax : (82 2) 543 3898
Email : dlskorea@dls.com.sg
Contact : Lee Mun-Su, Max

MALAYSIA

SELANGOR

DAVIS LANGDON & SEAH (MALAYSIA) SDN BHD

JURU UKUR BAHAN MALAYSIA

JUBM SDN BHD

2, Jalan PJU 5/15, Kota Damansara
47810 Petaling Jaya
Selangor Darul Ehsan
Malaysia

Tel : (60 3) 6156 9000
Fax : (60 3) 6157 8660
Email : info@dlsjubm.com.my
Contact : Loo Ming Chee / Ong See Lian /
Mohd Ali Abd Karim / Justin Teoh /
Mohd Faiz Awang / Nur Aziz Bin Abu Bakar

JOHOR

DAVIS LANGDON & SEAH (MALAYSIA) SDN BHD

JURU UKUR BAHAN MALAYSIA

JUBM SDN BHD

49-01 Jalan Tun Abdul Razak
Susur 1/1 Medan Cahaya
80000 Johor Bahru
Johor Darul Takzim
Malaysia

Tel : (60 7) 223 6229
Fax : (60 7) 223 5975
Email : jubmbj@dlsjubm.com.my
Contact : Syed Mahadzir Syed Ahmad / Mohd Faiz Awang
(Cont'd)

中國·香港



5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

ASIA PACIFIC (Continued)

PENANG

DAVIS LANGDON & SEAH (MALAYSIA) SDN BHD
JURU UKUR BAHAN MALAYSIA
JUBM SDN BHD

No. 29, 1st Floor
Lebuh Pantai
10300 Pulau Pinang
Malaysia

Tel : (60 4) 264 2071
Fax : (60 4) 264 2068
Email : penangoffice@dlsjubm.com.my
Contact : Yap King Keong / Nur Aziz Abu Bakar

SABAH

DAVIS LANGDON & SEAH (MALAYSIA) SDN BHD
JURU UKUR BAHAN MALAYSIA
JUBM SDN BHD

Suite 8A, 8th Floor, Wisma Pendidikan
Jalan Padang, P O Box 11598
88817 Kota Kinabalu
Sabah
Malaysia

Tel : (60 88) 223 369
Fax : (60 88) 216 537
Email : jubmkk@dlsjubm.com.my
Contact : Hey Peng Hua

SARAWAK

JUBM (SARAWAK) SDN BHD

3rd Floor, No. 2, Jalan Song Thian Cheok
93100 Kuching
Sarawak
Malaysia

Tel : (60 82) 417 357
Fax : (60 82) 426 416
Email : AliKarim@dlsjubm.com.my
Contact : Mohd Ali Bin Abd Karim

PHILIPPINES

MANILA

DAVIS LANGDON & SEAH PHILIPPINES INC

4th Floor, Kings Court 1 Building
2129 Pasong Tamo
Makati City
Philippines

Tel : (63 2) 811 2971
Fax : (63 2) 811 2071
Email : manila@dls.com.ph
Contact : Alan Philip Hearn

SINGAPORE

DAVIS LANGDON & SEAH SINGAPORE PTE LTD

1 Magazine Road
#05-01 Central Mall
059567

Singapore
Tel : (65) 6222 3888
Fax : (65) 6224 7089
Email : dlssp3@dls.com.sg
Contact : Seah Choo Meng

THAILAND

BANGKOK

DAVIS LANGDON & SEAH (THAILAND) LTD
LECE (THAILAND) CO LTD

10th Floor, Kian Gwan 2 Building
140/1 Wireless Road
Lumpinee, Patumwan
Bangkok 10330
Thailand

Tel : (66 2) 253 7390
Fax : (66 2) 253 4977
Email : general@dls.co.th
Contact : Leong Choong Peng

(Cont'd)

中國·香港



5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

ASIA PACIFIC (Continued)

VIETNAM

HANOI

DAVIS LANGDON & SEAH VIETNAM CO LTD

#706 7th Floor, North Star Building
4 Da Tuong Street
Hoan Kiem District
Hanoi
Vietnam

Tel : (844) 942 7525
Fax : (844) 942 7526
Email : dlshan@netnam.vn
Contact : Ms. Ngo Thi Huyen

HO CHI MINH CITY

DAVIS LANGDON & SEAH VIETNAM CO LTD

9th Level, Unit E
OSIC Building
08 Nguyen Hue
District 1
Ho Chi Minh City
Vietnam

Tel : (848) 823 8297
Fax : (848) 823 8197
Email : dlsvietnam@hcm.vnn.vn
Contact : David Lockwood

AUSTRALASIA

AUSTRALIA

MELBOURNE

DAVIS LANGDON

DAVIS LANGDON SPECIFICATION SERVICES DLSI MINING AND MINERAL PROCESSING DIVISION DAVIS LANGDON STILL

Level 20, 350 Queen Street
Melbourne Victoria 3000
Australia

Tel : (61 3) 9933 8800
Fax : (61 3) 9933 8801
Email : melb@davislangdon.com.au
Contact : Mark Beattie

Also at : Adelaide, Brisbane, Cairns, Canberra,
Darwin, Hobart, Newcastle, Perth, Sunshine
Coast, Sydney and Townsville

NEW ZEALAND

AUCKLAND

DAVIS LANGDON

Level 10, Citibank Centre
23 Customs Street East
P O Box 935
Auckland
New Zealand

Tel : (64 9) 379 9903
Fax : (64 9) 309 9814
Email : auck@davislangdon.co.nz
Contact : Chris Sutherland

Also at : Wellington

(Cont'd)

中国·香港



5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

EUROPE

UNITED KINGDOM

LONDON

DAVIS LANGDON

DAVIS LANGDON SCHUMANN SMITH

DAVIS LANGDON MOTT GREEN WALL

DAVIS LANGDON CROSHER & JAMES

MidCity Place

71 High Holborn

London WC1V 6QS

United Kingdom

Tel : (44 20) 7061 7000

Fax : (44 20) 7061 7061

Email : rob.smith@davislangdon.com

Website : www.davislangdon.com

Contact : Rob Smith

Also at : Birmingham, Bristol, Cambridge, Cardiff, Edinburgh, Glasgow, Leeds, Liverpool, Maidstone, Manchester, Milton Keynes, Norwich, Oxford, Peterborough, Plymouth, Southampton and Stevenage

IRELAND

DUBLIN

DAVIS LANGDON PKS

24 Lower Hatch Street

Dublin 2

Ireland

Tel : (353 1) 676 3671

Fax : (353 1) 676 3672

Email : dlps@dlps.ie

Website : www.dlpks.ie

Contact : Norman Craig

Also at : Cork, Galway and Limerick

SPAIN

GIRONA

DAVIS LANGDON EDETCO

C/Salt, 10 2on

Girona 17005

Spain

Tel : (34 97) 223 8000

Fax : (34 97) 224 2661

Email : girona@girona.edetco.com

Contact : Francesc Monells

Also at : Barcelona

RUSSIA

MOSCOW

RUPERTI PROJECT SERVICES INTERNATIONAL LIMITED

Office 5

15 Myasnitskaya ul

Moscow 101000

Russia

Tel : (7 495) 933 7810

Fax : (7 495) 933 7811

Email : info@RPSi.ru

Contact : Anthony Ruperti

(Cont'd)

中国·香港



5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

MIDDLE EAST

LEBANON

BEIRUT

DAVIS LANGDON

1st Floor, Chatilla Building
Australia Street
Rawche, Shouran
P O Box 13-5422 - Shouran
Beirut
Lebanon
Tel : (96 11) 780 111
Fax : (96 11) 809 045
Email : dll.mi@cyberia.net.lb
Contact : Muhyiddin Itani

BAHRAIN

MANAMA

DAVIS LANGDON

Al Saffar House
Unit 22B, Bldg No. 1042
Block 436, Road 3621
Seef District
P O Box 640, Manama
Kingdom of Bahrain
Tel : (973) 1758 8796
Fax : (973) 1758 1288
Email : bahrainoffice@davislangdon.com
Contact : Steven Coates

UNITED ARAB EMIRATES (UAE)

DUBAI

DAVIS LANGDON

P O Box 7856
Office 410
Oud Metha Office Building
Dubai, UAE
Tel : (971 4) 324 2919
Fax : (971 4) 324 2838
Email : dubaioffice@davislangdon.com
Contact : Neil Taylor

QATAR

DOHA

DAVIS LANGDON

P O Box 3206
Doha
State of Qatar
Tel : (974) 458 0150 / 458 0152
Fax : (974) 469 7905
Email : dohaoffice@davislangdon.com
Contact : Steven Humphrey

(Cont'd)

中国·香港



5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

NORTH AMERICA

UNITED STATES OF AMERICA

LOS ANGELES

DAVIS LANGDON

301 Arizona Avenue

Suite 301

Santa Monica

CA 90401, USA

Tel : (1 310) 393 9411

Fax : (1 310) 393 7493

Email : nbutcher@davislangdon.us

Contact : Nicholas J Butcher

Also at : San Francisco, Sacramento, Seattle, Boston
Philadelphia, New York and Vermont

AFRICA

SOUTH AFRICA

JOHANNESBURG (PARKTOWN)

DAVIS LANGDON (PTY) LTD

DAVIS LANGDON ENGINEERING (PTY) LTD

2nd Floor, MPF House

32 Princess of Wales Terrace

Sunnyside Park

Parktown 2193

Johannesburg, SA

Tel : (27 11) 484 2330

Fax : (27 11) 484 2361

Email : corp@davislangdon.co.za

Contact : Johan Kemp

Also at : Bloemfontein, Botswana, Cape Town, Durban,
George, Klerksdorp, Mid Vaal, Nelspruit,
Pietermaritzburg, Port Shepstone, Pretoria,
Richards Bay, Sasolburg, Somerset West,
Stellenbosch, Tygerberg and Vanderbijlpark

ASSOCIATED OFFICES

JAPAN

TOKYO

SATO FACILITIES CONSULTANTS INC

Toranomon Kiyoshi Bldg.

4-3-10 Toranomom

Minato-ku

Tokyo

Japan 105-0001

Tel : (81 3) 5402 6080

Fax : (81 3) 5402 1200

Email : sato@sfc-net.co.jp

Website : www.sfc-net.co.jp

Contact : Takayoshi Sato

NAGOYA AICHI

SATO FACILITIES CONSULTANTS INC

5-30-4 Meieki

Nakamura-ku

Nagoya Aichi

Japan 450-0002

Tel : (81 52) 589 9120

Fax : (81 52) 589 9121

Email : sato@sfc-net.co.jp

Website : www.sfc-net.co.jp

Contact : Takayoshi Sato

UGANDA

KAMPALA

YMR DIRECTORSHIP

12 Wempewo Avenue

Kololo, Kampala

Uganda

Tel : (256 41) 259 676

Fax : (256 41) 235 083

Email : ymrnb@iconnect.co.ke

(Cont'd)

中国·香港

5. OTHER INFORMATION

INTERNATIONAL DIRECTORY OF OFFICES

ASSOCIATED OFFICES (Continued)

KENYA

NAIROBI

YMR DIRECTORSHIP

Dale House, Rapta Road
Westlands, Nairobi
Kenya

Tel : (254 2) 444 5380/1
Fax : (254 2) 444 2261
Email : ymrnbi@iconnect.co.ke

MOMBASA

YMR DIRECTORSHIP

Ralli House
Nyerere Avenue
Mombasa
Kenya

Tel : (254 11) 220 856
Fax : (254 11) 220 856

TELEPHONE DIRECTORY

Hong Kong Government	
Architectural Services Department	
Headquarters Administration Division	2867 3628
Architectural Branch	
Advisory & Statutory Compliance Division	2867 3759
Architectural Drawing Records Unit	2867 3691
Division 1	2867 3935
Division 2	2867 3814
Division 4	2867 3900
Site Staff (New Works)	2867 3992
Subvented Projects Division	2867 4145/2867 4130
Technical Officer (Architectural)	
Grade Management Unit	2867 3691
Building Services Branch	
Division 1	2867 3538
Division 2	2867 3493
Division 3	2867 4075/2867 3629
Division 4	2867 3710
Property Services Branch	2773 2333
Quantity Surveying Branch	2867 4156/2867 4192
Structural Engineering Branch	2867 3791
Buildings Department	2626 1616
Census and Statistics Department	2582 4807
Civil Engineering and Development Department	2762 5111
Customs and Excise Department	2815 7711/2852 1411
Drainage Services Department	2594 7012
Electrical and Mechanical Services Department	1823
Environmental Protection Department	2594 6308
Fire Services Department	2723 8787
Government Laboratory	2762 3700
Government Property Agency	2594 7604
Highways Department	2926 4111
Housing Department	2712 2712
Labour Department	2717 1771
Lands Department	2231 3294
Planning Department	2231 5000
Rating and Valuation Department	2152 0111
Water Supplies Department	2824 5000

中國·香港