



QUARTERLY
CONSTRUCTION COST
REVIEW

HONG KONG

- Cost Management
- Due Diligence
- Facilitation Services
- Legal Support Services
- Project Management
- Research Studies
- Specification Consultancy
- Sustainable Construction

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2nd Quarter

2007

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Our Quarterly Cost Data web-site address is ***<http://www.dlshk.com>***.

Our international web-site address is ***<http://www.davislangdon.com>***.

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Quarterly Construction Cost Review



2nd Quarter 2007

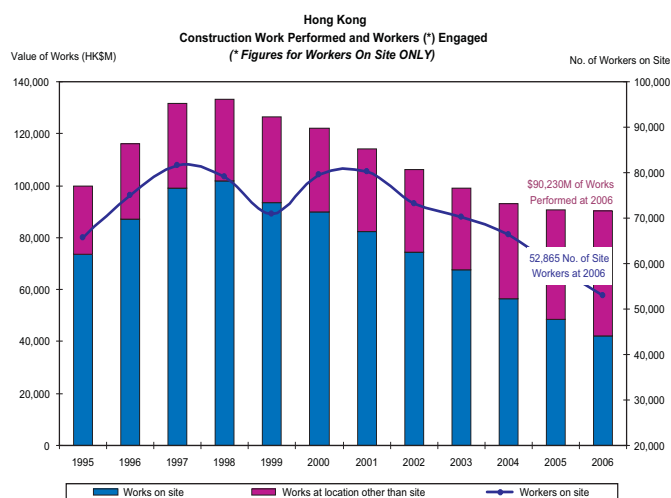
OVERVIEW

Construction costs in Hong Kong started its rebound in 2004 and up to date has risen by more than 20%. Under such situation, it is not surprising that the local steel benders are asking for a pay rise of similar amount. Close examination shows, however, that the increase has been caused more by external factors like the construction boom in Macau, appreciation of the Renminbi and increases in material costs, etc.

Internal factors of the construction industry are, on the other hand, less encouraging. The total commenced floor area fell year by year and the gross value performed by the industry in 2006 reached a record low since 1995.

dropped by one-third of that in 1999, and the number of workers on site in 2006 was the lowest since 1983 (see charts).

The situation is that in which less firms (and workers) chase for less work and that situation is not healthy. It is as if the Hong Kong construction industry is in an economic stagnant inflation situation. Participants who stay in Hong Kong and not venture out will suffer most. The booming Macau and Mainland market has cushioned the effect but unless planned major developments like the Kai Tak, the West Kowloon and the HK-Zhuhai-Macau Bridge etc. are implemented, it would be difficult for the Hong Kong construction industry to really revive.



Source : Census & Statistics Department, HKSAR

No. of Construction Firms in Hong Kong

| Year | By Role | By Value Performed (HK\$) | |
|------|--------------------|---------------------------|---------|
| | As Main Contractor | \$20M - \$100M | \$100M+ |
| 1999 | 371 | 993 | 324 |
| 2000 | 338 | 872 | 305 |
| 2001 | 339 | 910 | 306 |
| 2002 | 341 | 945 | 276 |
| 2003 | 321 | 650 | 268 |
| 2004 | 265 | 683 | 223 |
| 2005 | 236 | 537 | 208 |

Source : Census & Statistics Department, HKSAR

However, despite the decrease in work volume, construction costs have refused to drop. This is partly due to a respective drop in supply. Years of decline have discouraged lots of firms and workers. The number of construction firms in 2005

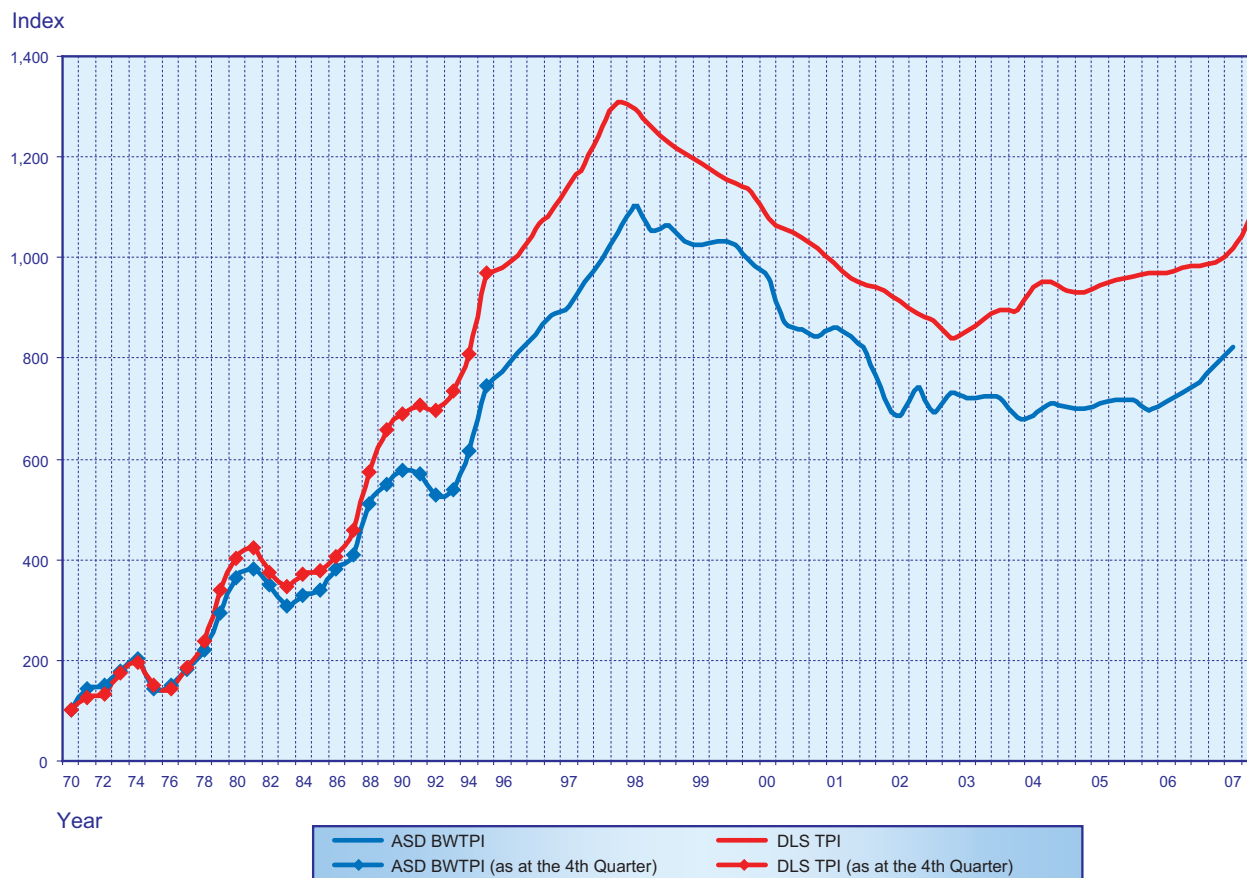
Latest tender returns continue to show signs of rise, particularly from more specialized trades. This trend is likely to continue during the second half of 2007, at a general rate of 3% ~ 5% up, but that of individual trades may likely exceed this.

APPROXIMATE BUILDING COSTS IN HONG KONG

2ND QUARTER 2007

| BUILDING TYPE | COST (HK\$/m ² CFA) | SPECIFICATION |
|---|--------------------------------|---|
| DOMESTIC | | |
| Low cost housing, high rise | 5,100 - 5,350 | 1. Low cost housing based on Hong Kong Housing Authority Non-standard Cruciform Block design. |
| Average standard apartments, high rise | 9,450 - 10,100 | 2. Average standard apartments to be 30 - 50 storeys, 600 - 1,000 ft ² per flat. |
| Luxury apartments, high rise | 11,100 - 13,250 | 3. Apartments and houses include air-conditioning, kitchen cabinets and home appliances, but exclude fitting out works and loose furniture. |
| Terraced houses | 13,850 - 15,650 | |
| Luxury houses | 20,000 up | |
| OFFICE / SHOPPING CENTRE | | |
| Average standard offices, high rise | 11,350 - 13,350 | 1. Offices based on buildings 20 - 30 storeys high with floor plans minimum 1,000m ² per level. |
| Prestige offices, high rise | 15,550 up | 2. Shopping centres and average standard offices exclude finishes, A/C ducting & light fittings to tenant areas. |
| Average standard shopping centres | 11,850 - 14,600 | 3. Prestige offices are fitted with raised floor, suspended ceiling, A/C ducting and light fittings to tenant areas. |
| Prestige shopping centres | 15,750 up | |
| INDUSTRIAL | | |
| Light duty flatted factories, high rise, 7.5kpa (150 lb.) loading | 6,400 - 7,100 | 1. Flatted factories and industrial-office buildings exclude manufacturing equipment, special services provisions, air-conditioning and electrical distribution system to tenant areas. |
| Heavy duty flatted factories & warehouses, high rise, 15kpa (300lb.) loading | 6,900 - 7,850 | |
| Industrial - Office buildings | 8,400 - 10,500 | |
| HOTEL | | |
| 3-Star hotels, inclusive of F.F.&E. | 14,900 - 16,600 | 1. F.F.&E. includes interior decoration and loose furniture etc. but excludes pre-opening expenses and hotel operation system & equipment costs (e.g. cutlery, crockery, linen, uniform, etc.). |
| 5-Star hotels, inclusive of F.F.&E. | 20,200 up | 2. Buildings include 1 level of basement. |
| OTHERS | | |
| Carparks, above ground | 5,050 - 6,000 | 1. Carparks to be multi-storey. |
| Primary and secondary schools | 8,200 - 8,900 | 2. Primary and secondary schools are allowed with standard government provisions. |
| International schools | 10,350 - 11,700 | 3. Schools include external works but exclude F.F.&E. |
| <p>Notes: The costs for the respective categories given above are averages based on fixed price competitive tenders. It must be understood that the actual cost of a building will depend upon the design and many other factors and may vary from the figure shown.</p> <p>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.</p> <p>All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site condition. The cost excludes site formation works, external works, land cost, professional fees, finance and legal expenses.</p> | | |

GENERAL TREND OF BUILDING WORKS TENDER PRICES IN HONG KONG (Including labour, materials, plant, overheads & profit)

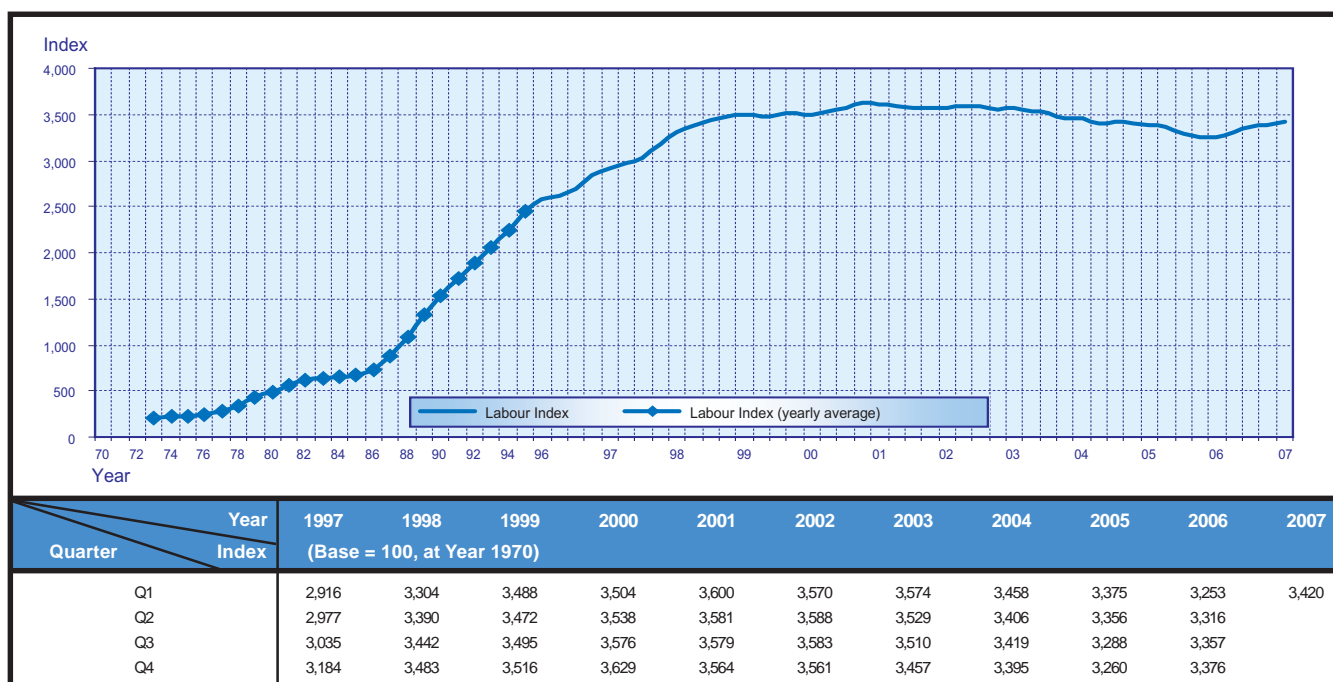


| Year | | Index | | | | | | | | | | |
|---|--|-------|-------|-------|-------|------|------|------|------|------|------|-------|
| Quarter | | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |
| ASD TPI (Base = 100, at Year 1970) | | | | | | | | | | | | |
| Q1 | | 902 | 1,103 | 1,024 | 959 | 862 | 687 | 720 | 685 | 711 | 714 | 821 |
| Q2 | | 953 | 1,054 | 1,031 | 873 | 842 | 742 | 723 | 712 | 716 | 730 | |
| Q3 | | 996 | 1,065 | 1,025 | 858 | 807 | 692 | 722 | 704 | 718 | 751 | |
| Q4 | | 1,051 | 1,034 | 989 | 844 | 721 | 733 | 681 | 701 | 697 | 789 | |
| DLS TPI (Base = 100, at Year 1970) | | | | | | | | | | | | |
| Q1 | | 1,145 | 1,295 | 1,185 | 1,079 | 990 | 915 | 855 | 940 | 945 | 970 | 1,020 |
| Q2 | | 1,185 | 1,259 | 1,164 | 1,057 | 960 | 890 | 878 | 952 | 955 | 980 | 1,074 |
| Q3 | | 1,260 | 1,227 | 1,148 | 1,040 | 945 | 875 | 895 | 933 | 963 | 985 | |
| Q4 | | 1,310 | 1,207 | 1,130 | 1,020 | 935 | 840 | 885 | 930 | 970 | 990 | |

Source: Competitive tenders received by Davis Langdon & Seah Hong Kong and the ASD Building Works Tender Price Index (BWTP).

- Notes:
- The index measures the trend of general builder's works only. Special works and Mechanical and Electrical Services would have to be considered separately.
 - All indices were published quarterly. For reference purpose, only indices from 1st quarter of 1996 and onwards are given in details, whereas indices of Year 1970 - 1995 are shown with their 4th Quarter figures.

LABOUR INDEX & AVERAGE DAILY WAGE OF WORKERS ENGAGED IN PUBLIC SECTOR CONSTRUCTION PROJECTS

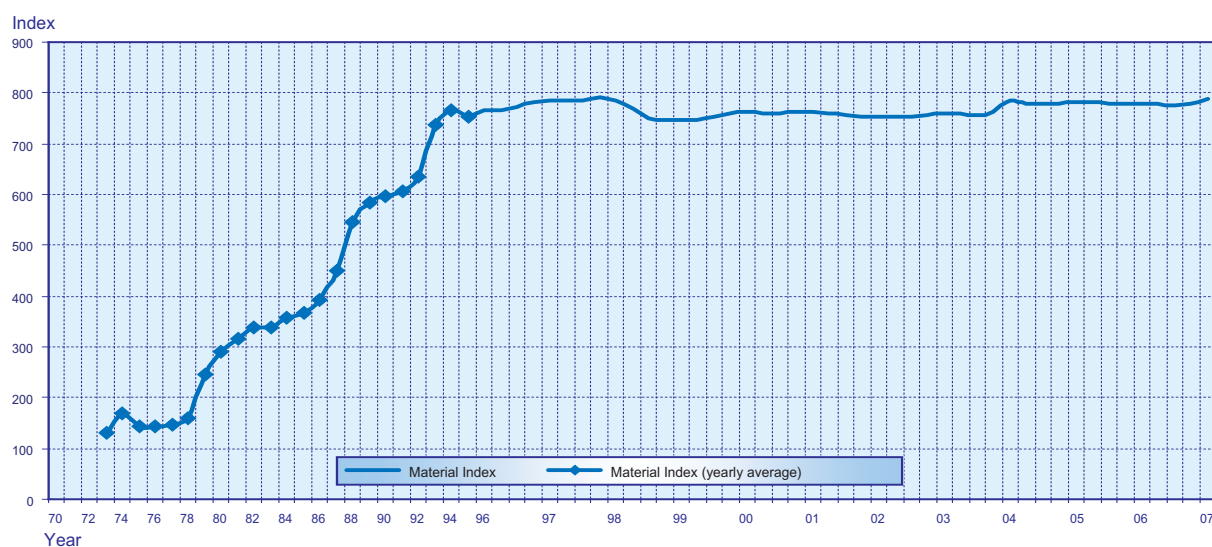


| Selected Trade | Average Daily Wage (HK\$) | | | | | |
|---------------------------------------|---------------------------|--------|--------|--------|--------|--------|
| | Dec 06 | Jan 07 | Feb 07 | Mar 07 | Apr 07 | May 07 |
| General Workers | 569 | 572 | 574 | 580 | 574 | 572 |
| Concretor | 938 | 932 | 930 | 939 | 947 | 943 |
| Bar Bender and Fixer | 1,137 | 1,134 | 1,135 | 1,132 | 1,139 | 1,135 |
| Carpenter (formwork) | 1,029 | 1,028 | 1,011 | 1,022 | 1,026 | 999 |
| Plumber | 849 | 849 | 851 | 854 | 825 | 808 |
| Plasterer | 910 | 920 | 920 | 928 | 881 | 870 |
| Painter and Decorator | 772 | 756 | 766 | 783 | 755 | 757 |
| Electrical Fitter (incl. Electrician) | 749 | 756 | 740 | 746 | 733 | 733 |
| Bricklayer | 833 | 807 | 778 | 798 | 755 | 853 |
| Drainlayer | 857 | 862 | 853 | 837 | 810 | 842 |
| Metal Worker | 826 | 832 | 858 | 860 | 836 | 817 |
| Joiner | 957 | 955 | 1,004 | 1,076 | 1,006 | 935 |
| Construction Plant Mechanic | 808 | 793 | 822 | 819 | 776 | 782 |
| Glazier | 812 | 826 | 860 | 837 | 808 | 801 |
| Bamboo Scaffolder | 1,110 | 1,165 | 1,152 | 1,188 | 1,151 | 1,115 |
| Structural Steel Erector | 834 | 792 | 706 | 869 | 883 | 873 |
| Asphalter (road construction) | 702 | 719 | 736 | 720 | 730 | 795 |
| Mechanical Fitter | 689 | 676 | 681 | 682 | 658 | 661 |

Source: Census & Statistics Department

Note: All indices were published monthly. For reference purpose, only indices from 1st quarter of 1996 and onwards are averaged on quarterly basis, whereas those published during Year 1973 - 1995 are averaged on yearly basis.

MATERIAL INDEX & AVERAGE MATERIAL PRICES



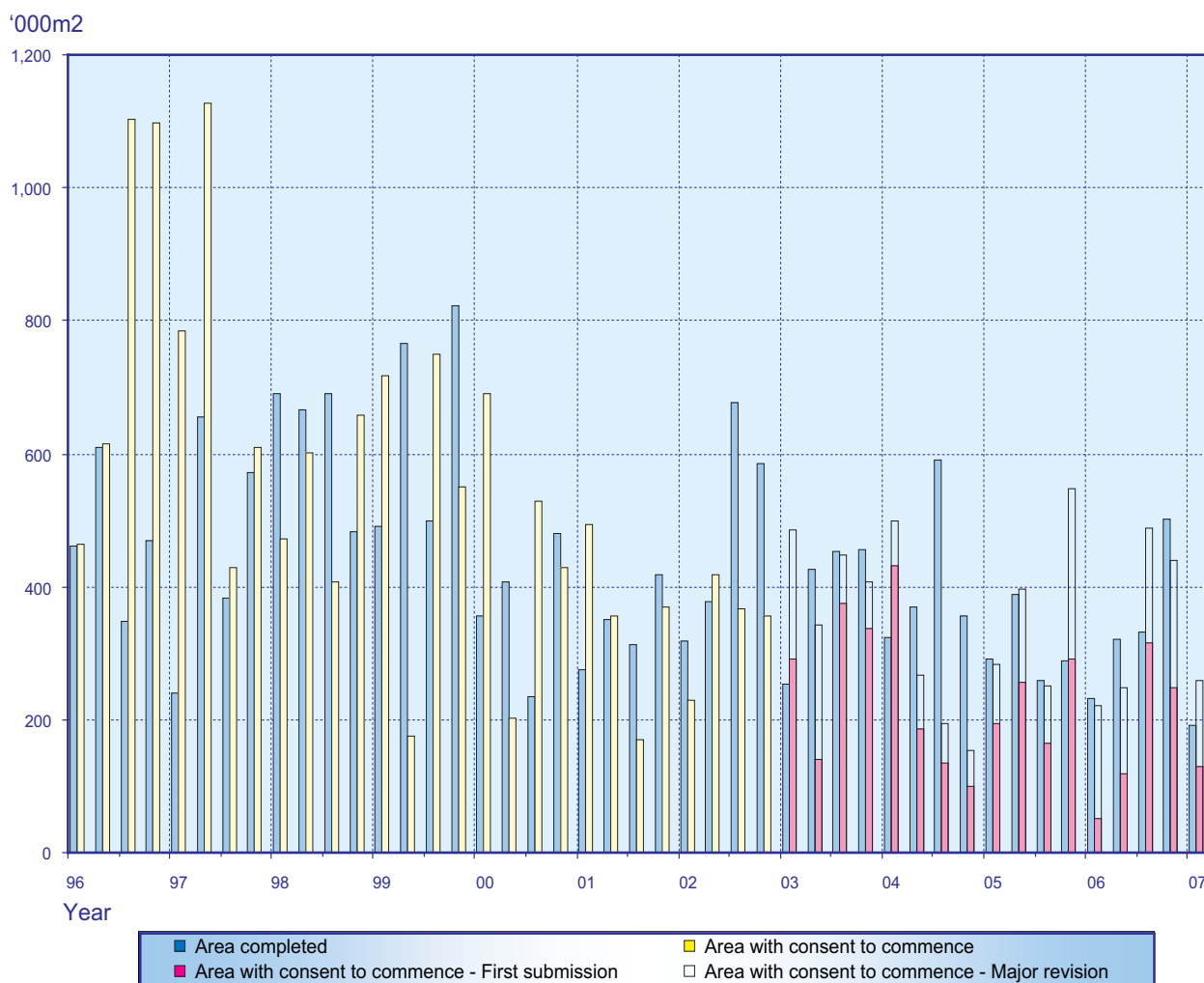
| <div><div></div><div></div></div> | | Year | | | | | | | | | | | |
|-----------------------------------|--|-------|----------------------------|------|------|------|------|------|------|------|------|------|------|
| | | Index | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |
| Quarter | | | (Base = 100, at Year 1970) | | | | | | | | | | |
| Q1 | | | 786 | 787 | 746 | 762 | 762 | 752 | 759 | 784 | 783 | 778 | 788 |
| Q2 | | | 785 | 769 | 748 | 761 | 759 | 753 | 759 | 779 | 782 | 779 | |
| Q3 | | | 786 | 751 | 754 | 759 | 757 | 755 | 758 | 779 | 778 | 775 | |
| Q4 | | | 792 | 746 | 758 | 764 | 754 | 756 | 763 | 780 | 780 | 780 | |

| Selected Material | Unit | Average Material Price (HK\$) | | | | | |
|--|----------------|-------------------------------|--------|--------|--------|--------|--------|
| | | Dec 06 | Jan 07 | Feb 07 | Mar 07 | Apr 07 | May 07 |
| Mild Steel Round Bars (6mm-20mm) | t | 4,321 | 4,333 | 4,343 | 4,469 | 4,750 | 5,180 |
| High Tensile Steel Bars (10mm-40mm) | t | 3,788 | 3,830 | 3,879 | 3,986 | 4,487 | 4,996 |
| Portland Cement | t | 514 | 518 | 517 | 516 | 516 | 516 |
| Hardwood | m ³ | 3,403 | 3,403 | 3,412 | 3,438 | 3,438 | 3,451 |
| Plywood (19mm thick) | m ² | 64 | 64 | 64 | 64 | 64 | 64 |
| Concrete Blocks (100mm thick) | m ² | 42 | 42 | 42 | 42 | 42 | 43 |
| Aggregates (All grades) | t | 38 | 37 | 38 | 40 | 40 | 40 |
| Sand | t | 34 | 31 | 30 | 35 | 57 | 56 |
| Galvanised Mild Steel Angles | t | 8,566 | 8,779 | 8,779 | 8,804 | 8,866 | 9,910 |
| Homogeneous non-slip floor tiles (200 x 200mm) | m ² | 99 | 104 | 105 | 95 | 95 | 97 |
| UPVC lined GMS pipes (20mmØ x 5.5m long) | No. | 166 | 166 | 166 | 166 | 166 | 166 |
| Clear Sheet Glass (5mm) | m ² | 82 | 82 | 82 | 82 | 87 | 87 |
| Emulsion Paint | litre | 35 | 35 | 35 | 35 | 35 | 35 |

Source: Census & Statistics Department

Note: All indices were published monthly. For reference purpose, only indices from 1st quarter of 1996 and onwards are averaged on quarterly basis, whereas those published during Year 1973 - 1995 are averaged on yearly basis.

USABLE FLOOR AREAS COMPLETED / WITH CONSENT TO COMMENCE

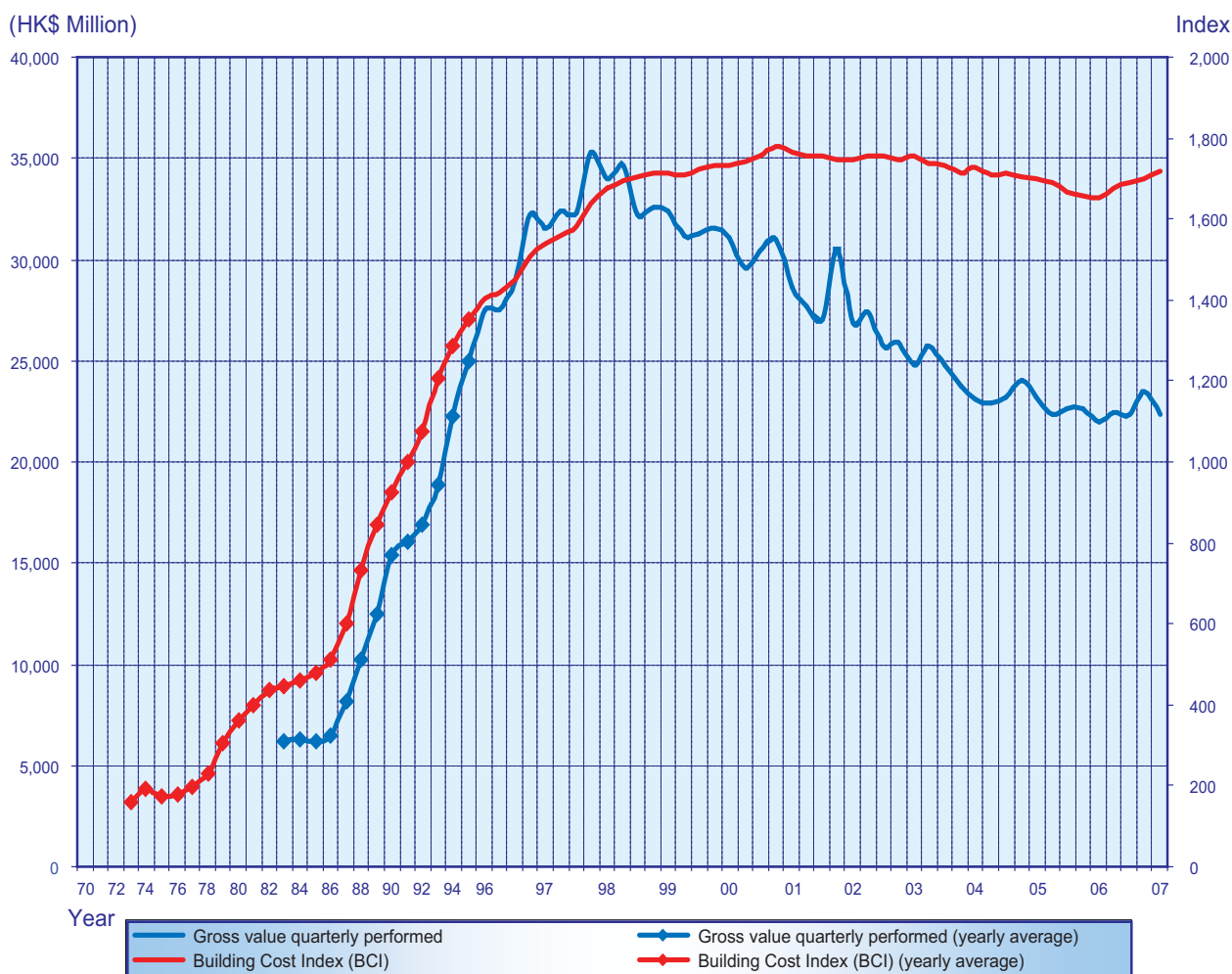


| Year | | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |
|---|-------------------|-------|------|------|------|------|------|------|------|------|------|------|
| Quarter | Usable Floor Area | | | | | | | | | | | |
| Total usable floor area completed ('000m²) | | | | | | | | | | | | |
| Q1 | | 239 | 690 | 492 | 355 | 275 | 318 | 253 | 324 | 292 | 232 | 192 |
| Q2 | | 656 | 666 | 766 | 408 | 351 | 378 | 425 | 451# | 388 | 322 | |
| Q3 | | 383 | 689 | 498 | 234 | 312 | 678 | 454 | 590 | 259 | 333 | |
| Q4 | | 571 | 482 | 822 | 479 | 417 | 586 | 455 | 356 | 288 | 502 | |
| Total usable area with consent to commence ('000m²) | | | | | | | | | | | | |
| Q1 | First submission | 786 | 472 | 718 | 689 | 493 | 229 | 291 | 431 | 195 | 52 | 130 |
| | Major revision | | | | | | | 194 | 69 | 88 | 168 | 129 |
| Q2 | First submission | 1,127 | 601 | 174 | 203 | 355 | 418 | 142 | 187 | 255 | 120 | |
| | Major revision | | | | | | | 201 | 81 | 141 | 129 | |
| Q3 | First submission | 428 | 407 | 749 | 528 | 170 | 368 | 376 | 136* | 165 | 317 | |
| | Major revision | | | | | | | 72 | 58* | 86 | 173 | |
| Q4 | First submission | 610 | 659 | 550 | 430 | 370 | 356 | 338 | 100 | 290 | 249 | |
| | Major revision | | | | | | | 69 | 53 | 257 | 191 | |

Source: Census and Statistics Department and Buildings Department

- Notes:
- 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". The 2 sub-divisions are added together to compare with past data.
 - Figures marked with " * " have been revised as per Hong Kong Monthly Digest Statistics, June Edition.
 - Figure marked with " # " includes units of the Hunghom Peninsula, which were converted from Private Sector Participation Scheme to private buildings (Total 81,900m²), as per Hong Kong Monthly Digest of Statistics, June Edition.

GROSS VALUE OF CONSTRUCTION WORK PERFORMED AND BUILDING COST INDEX



| Quarter \ Year | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Gross Value Quarterly Performed (HK\$ Million) | | | | | | | | | | | |
| Q1 | 31,505 | 33,961 | 32,439 | 31,099 | 28,649 | 26,888 | 24,775 | 23,068 | 23,229 | 21,973 | 22,362* |
| Q2 | 32,384 | 34,605 | 31,161 | 29,615 | 27,717 | 27,416 | 25,681 | 22,912 | 22,343 | 22,464 | |
| Q3 | 32,274 | 32,193 | 31,255 | 30,419 | 27,080 | 25,740 | 24,827 | 23,162 | 22,612 | 22,302 | |
| Q4 | 35,338 | 32,557 | 31,582 | 30,940 | 30,540 | 25,956 | 23,749 | 24,030 | 22,667 | 23,492 | |
| Building Cost Index (BCI) (Base = 100, at Year 1970) | | | | | | | | | | | |
| Q1 | 1,539 | 1,677 | 1,716 | 1,732 | 1,765 | 1,749 | 1,754 | 1,730 | 1,700 | 1,653 | 1,719 |
| Q2 | 1,560 | 1,696 | 1,711 | 1,743 | 1,757 | 1,756 | 1,739 | 1,708 | 1,692 | 1,676 | |
| Q3 | 1,582 | 1,703 | 1,724 | 1,755 | 1,755 | 1,755 | 1,731 | 1,712 | 1,666 | 1,688 | |
| Q4 | 1,638 | 1,714 | 1,734 | 1,777 | 1,748 | 1,748 | 1,716 | 1,705 | 1,657 | 1,698 | |

* Provisional

Source: Census and Statistics Department

- Notes:
1. All value performed were published quarterly. For reference purpose only, figures from 1st quarter of 1996 and onwards are given in details. Those quarterly totals for the period Year 1983 - 1995 are, on the other hand, averaged on yearly basis.
 2. All indices were published monthly. For reference purpose, only indices from 1st quarter of 1996 and onwards are averaged on quarterly basis, whereas those published during Year 1973 - 1995 are averaged on yearly basis.

APPROXIMATE BUILDING COSTS FOR MAJOR CITIES IN CHINA

2ND QUARTER 2007

| BUILDING TYPE | REGION (USD/m ² CFA) | HONG KONG | MACAU | SHANGHAI | BEIJING | GUANGZHOU/ SHENZHEN |
|---|------------------------------------|-----------|---------|----------|---------|------------------------|
| DOMESTIC | | | | | | |
| Average standard apartments, high rise | | 1,250 | 889 | 430 | 398 | 395 |
| Luxury apartments, high rise | | 1,560 | 1,130 | 550 | 543 | 465 |
| Terraced houses | | 1,890 | N/A | 410 | 362 | 330 |
| Luxury houses | | 2,565 | N/A | 590 | 543 | 480 |
| OFFICE/SHOPPING CENTRE | | | | | | |
| Average standard offices, high rise | | 1,585 | N/A | 735 | 626 | 580 |
| Prestige offices, high rise | | 1,995 | N/A | 930 | 913 | 810 |
| Average standard shopping centres | | 1,695 | 1,360 | 785 | 784 | 615 |
| Prestige shopping centres | | 2,020 | 1,942 | 980 | 954 | 915 |
| INDUSTRIAL | | | | | | |
| Light duty flatted factories, high rise, 7.5kpa (150 lb.) loading | | 865 | N/A | N/A | N/A | 370 |
| Heavy duty flatted factories and warehouses, high rise, 15kpa (300lb.) loading | | 945 | N/A | N/A | N/A | N/A |
| Single storey conventional factory with structural steel roof | | N/A | N/A | 420 | 505 | 500 |
| HOTEL | | | | | | |
| Resort hotels, inclusive of F.F.&E. | | N/A | N/A | 1,080 | N/A | N/A |
| 3-Star hotels, ditto | | 2,020 | 2,120 | 825 | 956 | 800 |
| 5-Star hotels, ditto | | 2,590 | 2,850 | 1,275 | 1,425 | 1,175 |
| OTHERS | | | | | | |
| Carparks, above ground | | 710 | 550 | 295 | 328 | 240 |
| Exchange Rate Used : US\$1 = | | HK\$7.80 | MOP8.05 | RMB7.67 | RMB7.67 | RMB7.67 |

Notes : The costs for the respective categories given above are averages based on fixed price competitive tenders. It must be understood that the actual cost of a building will depend upon the design and many other factors and may vary from the figure shown.

The costs per square metre are based on **Construction Floor Areas** measured to the outside face of the external walls / external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.

All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site condition. The cost excludes site formation works, external works, land cost, professional fees, finance and legal expenses.

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

Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.

APPROXIMATE BUILDING COSTS FOR MAJOR CITIES IN S.E. ASIA

2ND QUARTER 2007

| BUILDING TYPE | REGION (USD/m ² CFA) | | | | | | |
|--|------------------------------------|--------|--------------|-----------|----------|-----------|----------|
| | SINGAPORE | SEOUL | KUALA LUMPUR | BANGKOK | JAKARTA | BRUNEI | MANILA |
| DOMESTIC | | | | | | | |
| Average standard apartments, high rise ... | 970 | 1,400 | 370 | 662 | 518 | 705 | 620 |
| Luxury apartments, high rise | 2,150 | 1,600 | 740 | 897 | 705 | 905 | 780 |
| Terraced houses | 1,220 | 1,800 | 270 | 489 | N/A | 425 | 430 |
| Luxury houses | 1,830 | 2,150 | 810 | 806 | 423 | 465 | 880 |
| OFFICE / SHOPPING CENTRE | | | | | | | |
| Average standard offices, high rise | 1,300 | 1,300 | 620 | 619 | 528 | 805 | 650 |
| Prestige offices, high rise | 1,730 | 1,600 | 970 | 820 | 805 | 1,050 | 750 |
| Average standard shopping centres | 1,270 | 1,380 | 630 | 676 | 432 | 785 | 470 |
| Prestige shopping centres | 1,410 | 1,450 | 780 | 748 | 482 | 1,020 | 560 |
| INDUSTRIAL | | | | | | | |
| Light duty flatted factories, high rise, 7.5kpa (150 lb.) loading | 780 | N/A | 380 | 460 | N/A | 445 | 340 |
| Heavy duty flatted factories and warehouses, high rise, 15kpa (300lb.) loading | 970 | N/A | 410 | N/A | N/A | N/A | 385 |
| Single storey conventional factory with structural steel roof | 680 | 750 | 400 | 460 | 231 | 405 | 335 |
| HOTEL | | | | | | | |
| Resort hotels, inclusive of F.F.&E. | 1,740 | 1,800 | 1,080 | 1,612 | 1,117 | 1,260 | 1,085 |
| 3-Star hotels, ditto | 1,780 | 2,150 | 1,190 | 1,094 | 900 | 1,540 | 980 |
| 5-Star hotels, ditto | 2,420 | 2,800 | 1,930 | 1,640 | 1,298 | 1,865 | 1,290 |
| OTHERS | | | | | | | |
| Carparks, above ground | 485 | 580 | 230 | 259 | 218 | 505 | 320 |
| Exchange Rate Used : US\$1 = | S\$1.53 | KRW930 | RM3.50 | BAHT34.74 | IDR9,000 | B\$1.5165 | PHP47.00 |

Notes : The costs for the respective categories given above are averages based on fixed price competitive tenders. It must be understood that the actual cost of a building will depend upon the design and many other factors and may vary from the figure shown.

The costs per square metre are based on **Construction Floor Areas** measured to the outside face of the external walls / external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.

All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site condition. The cost excludes site formation works, external works, land cost, professional fees, finance and legal expenses.

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

Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.

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