



QUARTERLY  
CONSTRUCTION COST  
REVIEW

HONG KONG

- Cost Management
- Due Diligence
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- Research Studies
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2<sup>nd</sup> Quarter

2007

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# Quarterly Construction Cost Review



2nd Quarter 2007

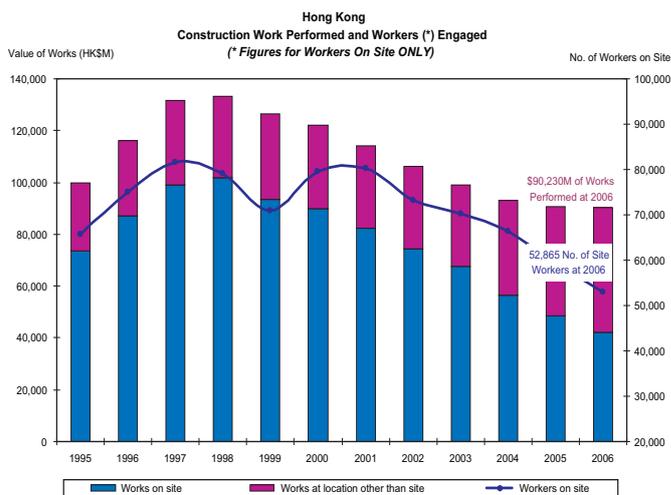
## OVERVIEW

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

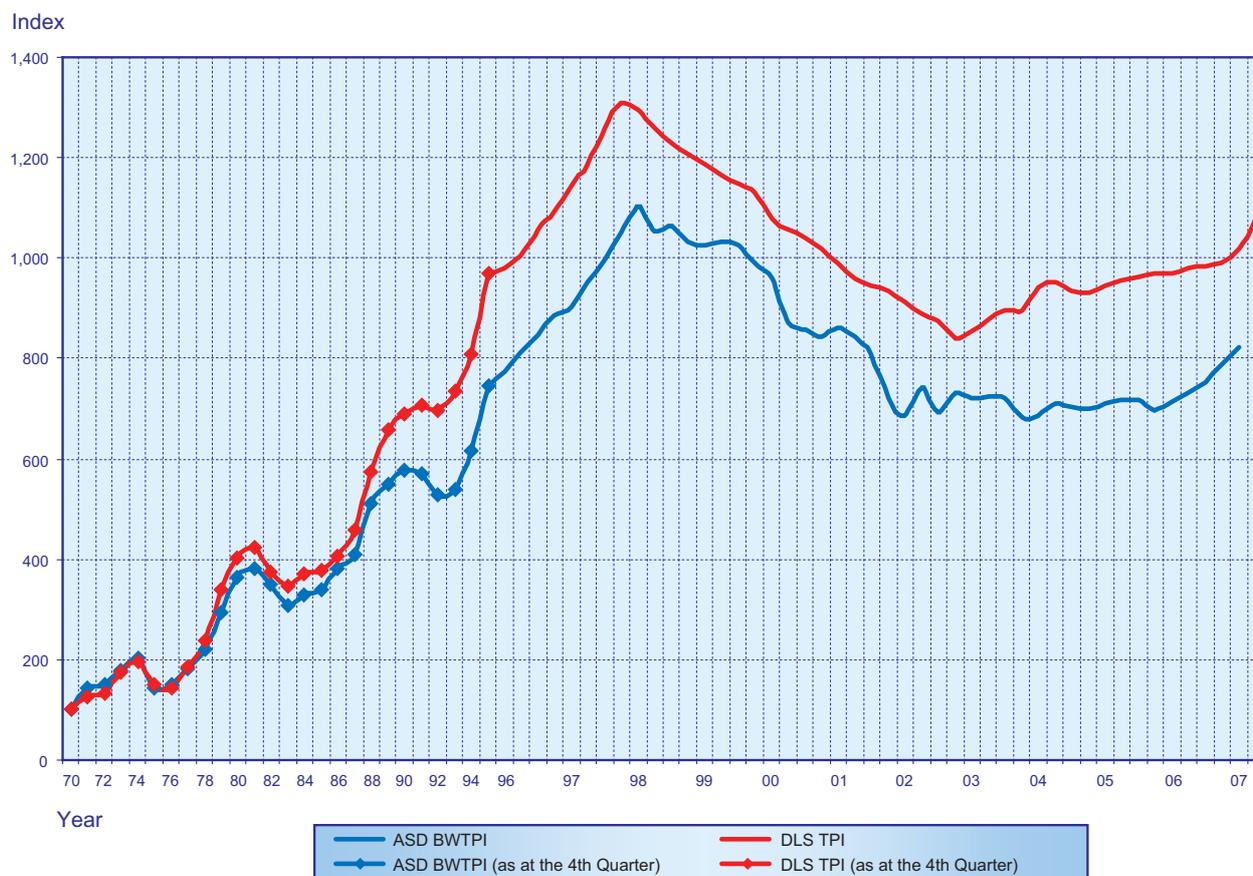
Latest tender returns continue to show signs of rise, particularly from more specialized trades. This trend is likely to continue during the second half of 2007, at a general rate of 3% ~ 5% up, but that of individual trades may likely exceed this.

# APPROXIMATE BUILDING COSTS IN HONG KONG

2ND QUARTER 2007

BUILDING TYPE	COST (HK\$/m <sup>2</sup> CFA)	SPECIFICATION
<b>DOMESTIC</b>		<ol style="list-style-type: none"> <li>1. Low cost housing based on Hong Kong Housing Authority Non-standard Cruciform Block design.</li> <li>2. Average standard apartments to be 30 - 50 storeys, 600 - 1,000 ft<sup>2</sup> per flat.</li> <li>3. Apartments and houses include air-conditioning, kitchen cabinets and home appliances, but exclude fitting out works and loose furniture.</li> </ol>
Low cost housing, high rise .....	5,100 - 5,350	
Average standard apartments, high rise .....	9,450 - 10,100	
Luxury apartments, high rise .....	11,100 - 13,250	
Terraced houses .....	13,850 - 15,650	
Luxury houses .....	20,000 up	
<b>OFFICE / SHOPPING CENTRE</b>		<ol style="list-style-type: none"> <li>1. Offices based on buildings 20 - 30 storeys high with floor plans minimum 1,000m<sup>2</sup> per level.</li> <li>2. Shopping centres and average standard offices exclude finishes, A/C ducting &amp; light fittings to tenant areas.</li> <li>3. Prestige offices are fitted with raised floor, suspended ceiling, A/C ducting and light fittings to tenant areas.</li> </ol>
Average standard offices, high rise .....	11,350 - 13,350	
Prestige offices, high rise .....	15,550 up	
Average standard shopping centres .....	11,850 - 14,600	
Prestige shopping centres .....	15,750 up	
<b>INDUSTRIAL</b>		<ol style="list-style-type: none"> <li>1. Flatted factories and industrial-office buildings exclude manufacturing equipment, special services provisions, air-conditioning and electrical distribution system to tenant areas.</li> </ol>
Light duty flatted factories, high rise, 7.5kpa (150 lb.) loading .....	6,400 - 7,100	
Heavy duty flatted factories & warehouses, high rise, 15kpa (300lb.) loading .....	6,900 - 7,850	
Industrial - Office buildings .....	8,400 - 10,500	
<b>HOTEL</b>		<ol style="list-style-type: none"> <li>1. F.F.&amp;E. includes interior decoration and loose furniture etc. but excludes pre-opening expenses and hotel operation system &amp; equipment costs (e.g. cutlery, crockery, linen, uniform, etc.).</li> <li>2. Buildings include 1 level of basement.</li> </ol>
3-Star hotels, inclusive of F.F.&E. ....	14,900 - 16,600	
5-Star hotels, inclusive of F.F.&E. ....	20,200 up	
<b>OTHERS</b>		<ol style="list-style-type: none"> <li>1. Carparks to be multi-storey.</li> <li>2. Primary and secondary schools are allowed with standard government provisions.</li> <li>3. Schools include external works but exclude F.F.&amp;E.</li> </ol>
Carparks, above ground .....	5,050 - 6,000	
Primary and secondary schools .....	8,200 - 8,900	
International schools .....	10,350 - 11,700	
<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 <b>Construction Floor Areas</b> 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)



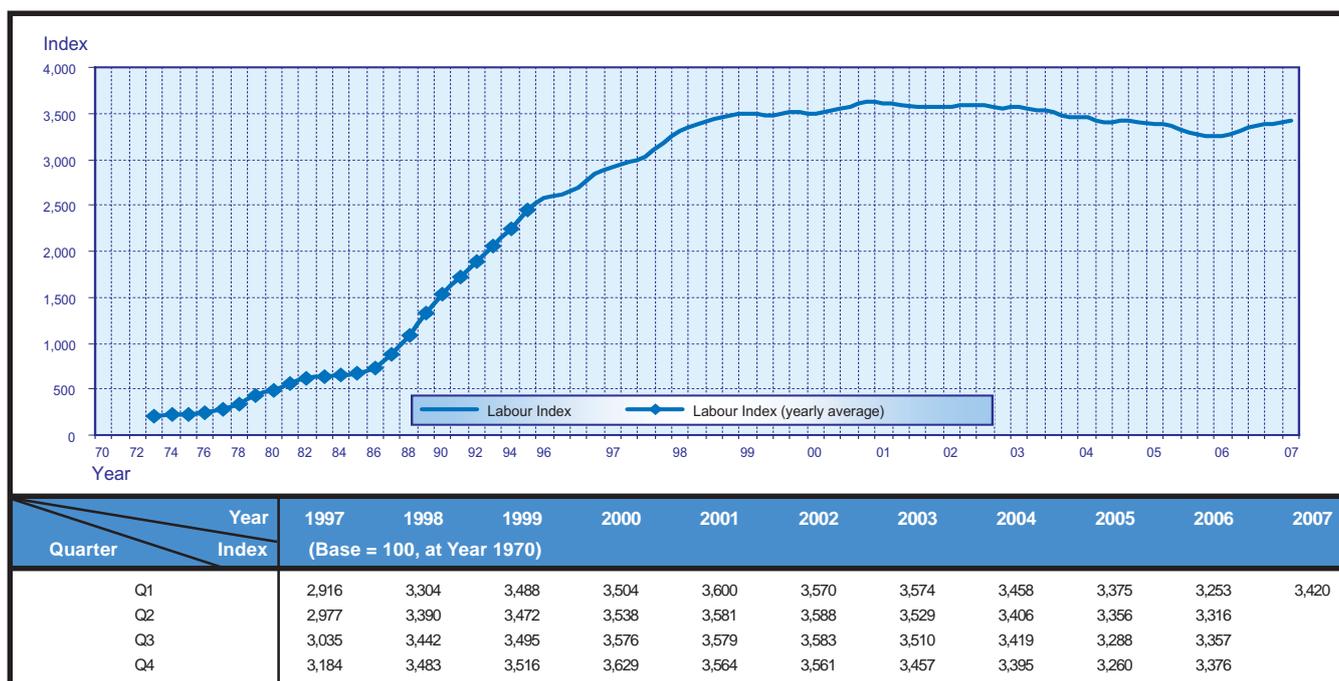
Year Quarter \ Index		1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
		<b>ASD TPI (Base = 100, at Year 1970)</b>										
Q1		902	1,103	1,024	959	862	687	720	685	711	714	821
Q2		953	1,054	1,031	873	842	742	723	712	716	730	
Q3		996	1,065	1,025	858	807	692	722	704	718	751	
Q4		1,051	1,034	989	844	721	733	681	701	697	789	
<b>DLS TPI (Base = 100, at Year 1970)</b>												
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 (BWTPI).

Notes: 1. The index measures the trend of general builder's works only. Special works and Mechanical and Electrical Services would have to be considered separately.

2. 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

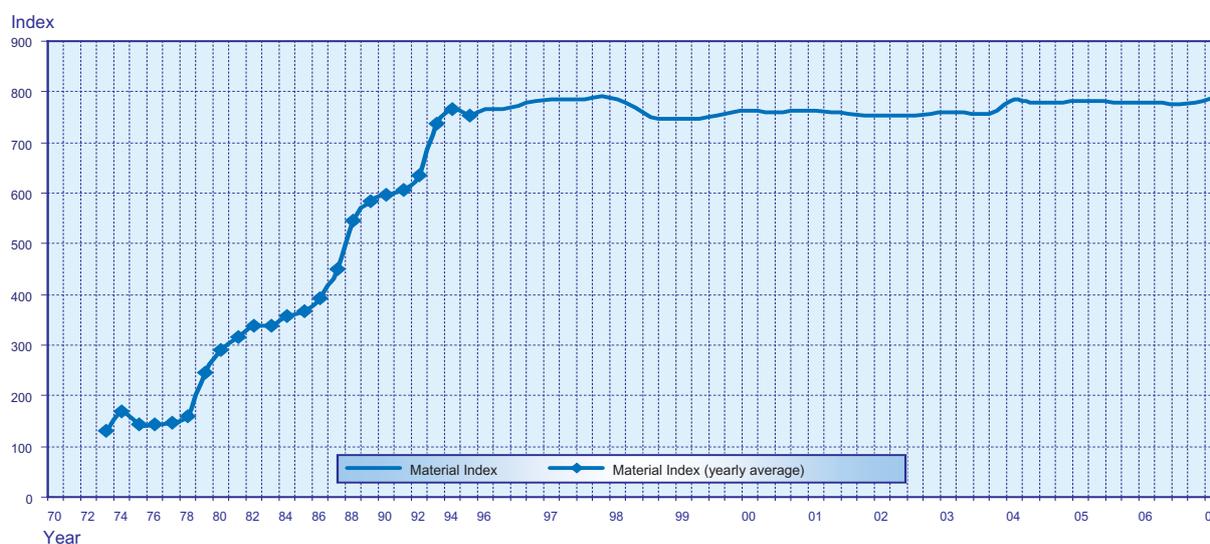


Selected Trade	Average Daily Wage (HK\$)					
	Dec 06	Jan 07	Feb 07	Mar 07	Apr 07	May 07
General Workers	569	572	574	580	574	572
Concretor	938	932	930	939	947	943
Bar Bender and Fixer	1,137	1,134	1,135	1,132	1,139	1,135
Carpenter (formwork)	1,029	1,028	1,011	1,022	1,026	999
Plumber	849	849	851	854	825	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



Quarter	Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
	Index	(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	

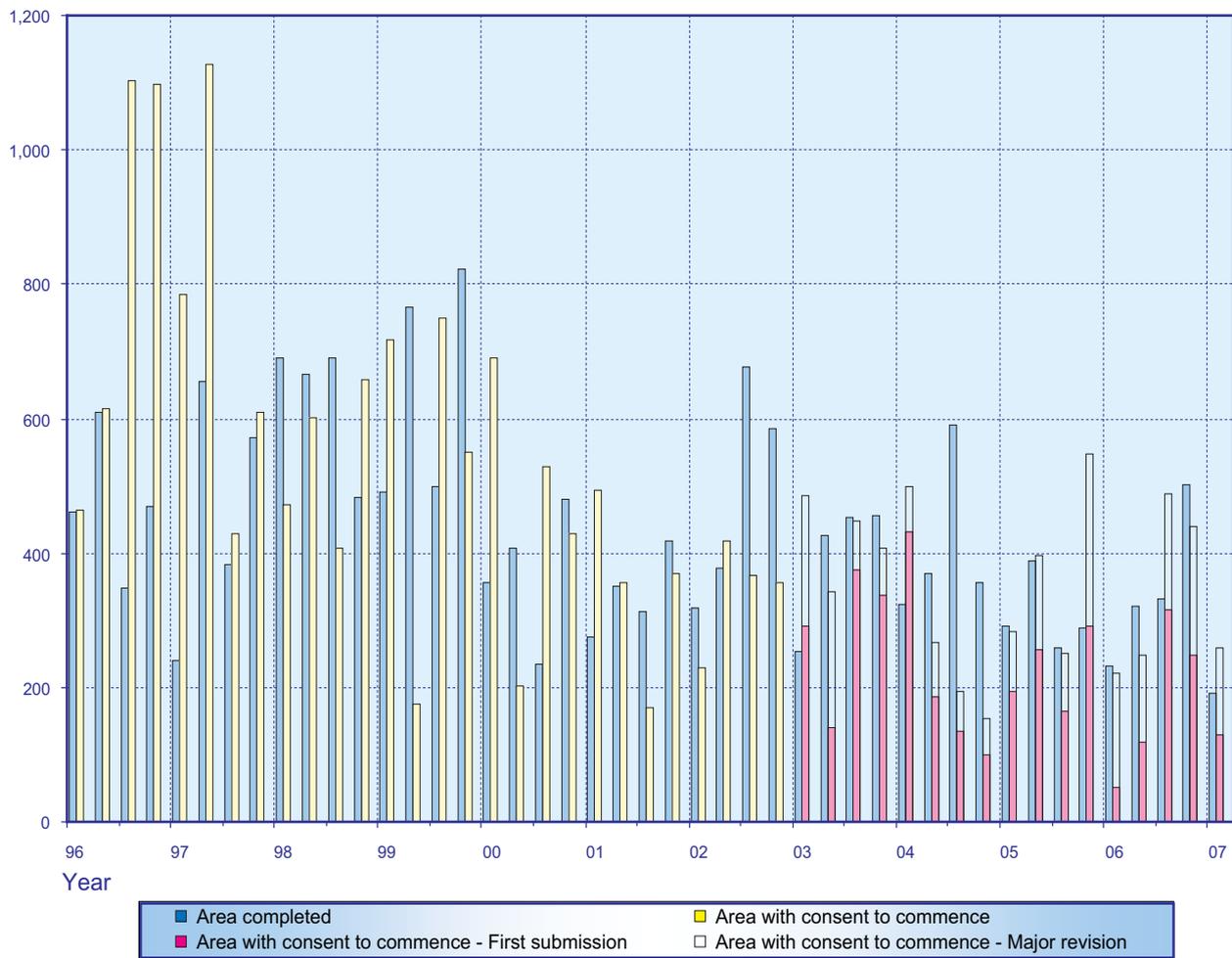
Selected Material	Unit	Average Material Price (HK\$)					
		Dec 06	Jan 07	Feb 07	Mar 07	Apr 07	May 07
Mild Steel Round Bars (6mm-20mm)	t	4,321	4,333	4,343	4,469	4,750	5,180
High Tensile Steel Bars (10mm-40mm)	t	3,788	3,830	3,879	3,986	4,487	4,996
Portland Cement	t	514	518	517	516	516	516
Hardwood	m <sup>3</sup>	3,403	3,403	3,412	3,438	3,438	3,451
Plywood (19mm thick)	m <sup>2</sup>	64	64	64	64	64	64
Concrete Blocks (100mm thick)	m <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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

'000m<sup>2</sup>

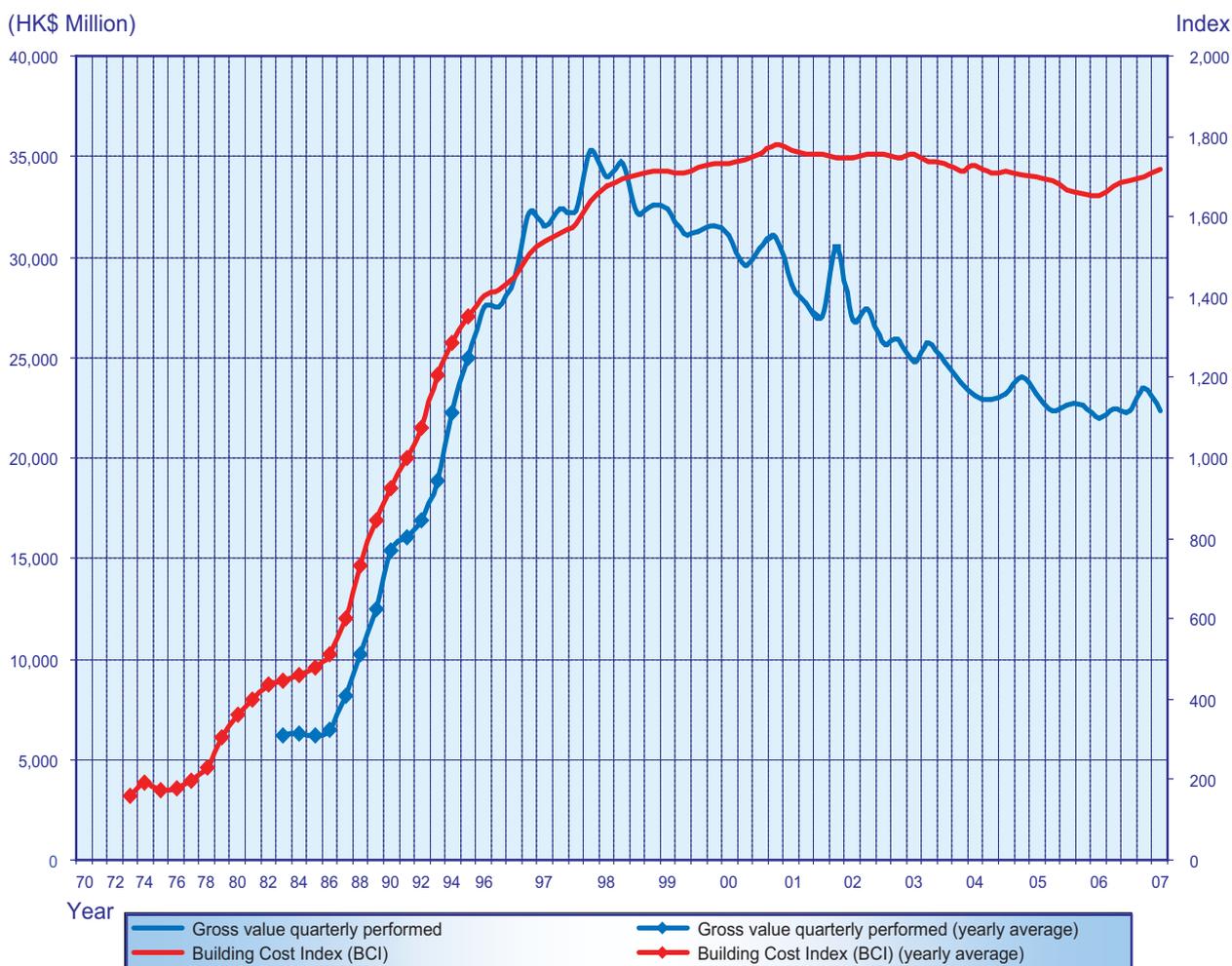


Quarter	Year Usable Floor Area	Year										
		1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
<b>Total usable floor area completed ('000m<sup>2</sup>)</b>												
Q1		239	690	492	355	275	318	253	324	292	232	192
Q2		656	666	766	408	351	378	425	451#	388	322	
Q3		383	689	498	234	312	678	454	590	259	333	
Q4		571	482	822	479	417	586	455	356	288	502	
<b>Total usable area with consent to commence ('000m<sup>2</sup>)</b>												
Q1	First submission	786	472	718	689	493	229	291	431	195	52	130
Q1	Major revision							194	69	88	168	129
Q2	First submission	1,127	601	174	203	355	418	142	187	255	120	
Q2	Major revision							201	81	141	129	
Q3	First submission	428	407	749	528	170	368	376	136*	165	317	
Q3	Major revision							72	58*	86	173	
Q4	First submission	610	659	550	430	370	356	338	100	290	249	
Q4	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 81,900m<sup>2</sup>), 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
	Value Performed	Index											
<b>Gross Value Quarterly Performed (HK\$ Million)</b>													
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	
<b>Building Cost Index (BCI) (Base = 100, at Year 1970)</b>													
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	HONG KONG	MACAU	SHANGHAI	BEIJING	GUANGZHOU/ SHENZHEN
	(USD/m <sup>2</sup> CFA)					
<b>DOMESTIC</b>						
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
<b>OFFICE / SHOPPING CENTRE</b>						
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
<b>INDUSTRIAL</b>						
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
<b>HOTEL</b>						
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
<b>OTHERS</b>						
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	SINGAPORE	SEOUL	KUALA LUMPUR	BANGKOK	JAKARTA	BRUNEI	MANILA
	(USD/m <sup>2</sup> CFA)							
<b>DOMESTIC</b>								
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
<b>OFFICE / SHOPPING CENTRE</b>								
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
<b>INDUSTRIAL</b>								
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 ware- houses, 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
<b>HOTEL</b>								
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
<b>OTHERS</b>								
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.

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

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