



# HONG KONG REPORT

QUARTERLY CONSTRUCTION  
COST UPDATE

MARCH 2016

# OFFICES AROUND THE WORLD

## AUSTRALIA

Adelaide  
Brisbane  
Cairns  
Canberra  
Darwin  
Gold Coast  
Melbourne  
Newcastle  
Northern NSW  
Perth  
Sunshine Coast  
Sydney  
Townsville

## NEW ZEALAND

Auckland  
Christchurch  
Hamilton  
Palmerston North  
Queenstown  
Tauranga  
Wellington

## MIDDLE EAST

Abu Dhabi  
Doha  
Dubai  
Muscat  
Riyadh

## AFRICA

RLB Pentad  
Gaborone (Botswana)  
Johannesburg (South Africa)  
Port Louis (Mauritius)  
Maputo (Mozambique)  
Pretoria (South Africa)  
Cape Town (South Africa)

## UK

Birchwood/Warrington  
Birmingham  
Bristol  
Cumbria  
Glasgow  
London  
Manchester  
Sheffield  
Welwyn Garden City  
Wokingham

## EUROPE

RLB|EuroAlliance  
Austria  
Belgium  
Czech Republic  
Finland  
France  
Germany  
Greece  
Hungary  
Ireland  
Italy  
Luxembourg  
Netherlands  
Norway  
Poland  
Portugal  
Russia  
Serbia  
Spain  
Sweden  
Turkey

## CHINA

Beijing  
Chengdu  
Chongqing  
Dalian  
Guangzhou  
Guiyang  
Haikou  
Hangzhou  
Hong Kong  
Macau  
Nanjing  
Qingdao  
Shanghai  
Shenyang  
Shenzhen  
Tianjin  
Wuhan  
Wuxi  
Xiamen  
Xian  
Zhuhai

## INDIA

Mumbai

## INDONESIA

Jakarta

## JAPAN

Tokyo

## MALAYSIA

Kuala Lumpur

## PHILIPPINES

Cebu  
Davao  
Manila

## SINGAPORE

Singapore

## SOUTH KOREA

Jeju  
Seoul

## THAILAND

Bangkok

## VIETNAM

Ho Chi Minh City

## CANADA

Calgary  
Toronto

## CARIBBEAN

Bahamas  
Barbados  
Grand Cayman  
St. Lucia

## USA

Austin, TX  
Boston, MA  
Chicago, IL  
Denver, CO  
Guam, GU  
Hilo, HI  
Honolulu, HI  
Kennewick, WA  
Las Vegas, NV  
Los Angeles, CA  
Maui, HI  
New York, NY  
Orlando, FL  
Phoenix, AZ  
Portland, OR  
San Francisco, CA  
Seattle, WA  
Tucson, AZ  
Waikoloa, HI  
Washington, DC

### Rider Levett Bucknall Smartphone App

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Available on iPhone, Android, Windows Phone 7 and Blackberry Operating Systems.

# COST COMMENTARY

## REVIEW OF TENDER PRICE MOVEMENTS IN HONG KONG

According to Rider Levett Bucknall's Tender Price Index, which measures tender price movements of builder's works in the private sector in Hong Kong, there was an increase of 0.8% in tender prices in the fourth quarter of 2015. On a year-on-year basis, the increase was 4.3%.

The following are the fourth quarter year-on-year tender price movements of builder's works in the private sector in the past five years:

2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015
+9.5%	+7.4%	+9.1%	+7.4%	+4.3%

Hong Kong's economic growth continued to weaken and only grew moderately by 1.9% year-on-year in real terms in the fourth quarter of 2015, compared with the 2.2% increase in the third quarter of 2015. On a seasonally adjusted quarter-to-quarter comparison basis, real GDP increased by 0.2% in the fourth quarter of 2015 over the third quarter of 2015. According to the Composite Consumer Price Index, overall consumer prices rose by 2.7% in January 2016 over the same month a year earlier, higher than the corresponding increase (2.5%) in December 2015. The seasonally adjusted unemployment rate and underemployment rate stood at 3.3% and 1.4% respectively in November 2015 to January 2016, same as those in October to December 2015.

The construction industry in Hong Kong recorded a strong output in 2015. However, there have been doubts that whether such high output could be sustained in the coming years as there are uncertainties in the global as well as regional economies. The gradual completion of major infrastructure projects in Hong Kong and the gaming developments in Macau has resulted in more contractors being willing to submit competitive bids in order to maintain their order books, especially in the case of foundations and civil works. The continual weak material prices have helped to keep the construction cost from rising as

rapidly as in the past few years. However, since the shortage of skilled workers has yet to be resolved, and with the expectation that the Legislative Council will approve funding for over 70 capital work projects in the next few months, it is unlikely that there will be a significant decline in construction cost in the near future. The most likely trend is that there will be moderate fluctuations in tender prices this year.

## Macau

According to the Statistics and Census Service of the Macau government, Gross Domestic Product for the fourth quarter of 2015 decreased by 14.4% year-on-year in real terms. The unemployment rate for November 2015 to January 2016 stood at 1.9%, same as that in October to December 2015. The average daily wage of construction workers was MOP793 in the fourth quarter of 2015, increased by 2.9% on a quarter-to-quarter basis. The average daily wages of skilled and semi-skilled workers increased by 2.8% to MOP798 and that of unskilled workers decreased by 1.3% to MOP393.

With the rapid contraction of the gaming and tourism industry, Macau's economy has been in decline and the construction output in the coming months is expected to fall rapidly. The government is planning to invest in a number of infrastructure and social projects including building 28,000 public housing units within the new reclamation Zone A. The Light Rail Transit project as well as works associated with the Hong Kong-Zhuhai-Macao Bridge are well underway. These works will provide support to the construction industry in the next few years. Overall, it is expected that tender prices in Macau will fall moderately in 2016.

## Mainland China

Please refer to our China Report which can be downloaded from our website [www.rlb.com](http://www.rlb.com).

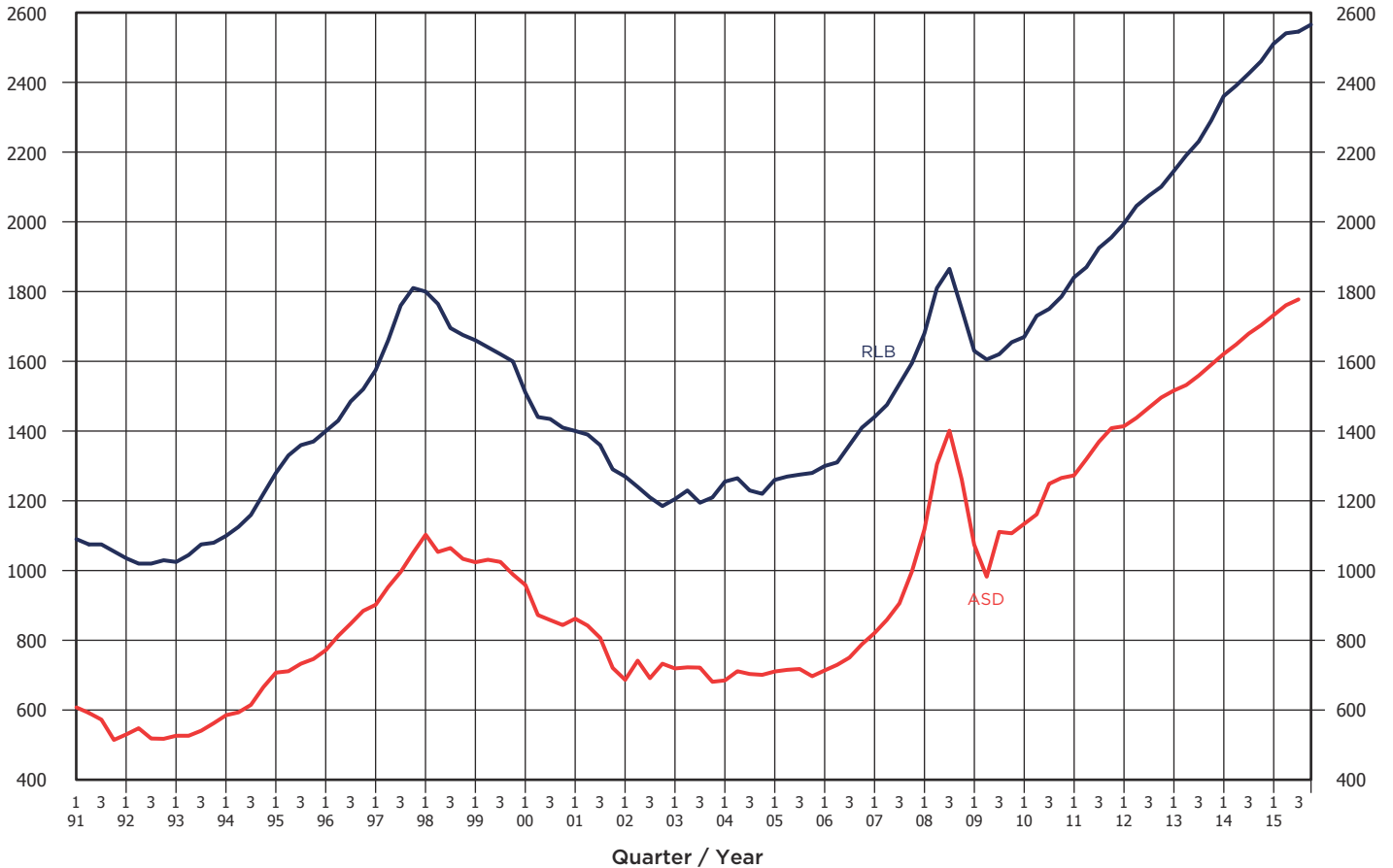
### Disclaimer:

While the information in this publication is believed to be correct at the time of publishing, no responsibility is accepted for its accuracy. Persons desiring to utilize any information appearing in the publication should verify its applicability to their specific circumstances. Cost information in this publication is indicative and for general guidance only and is based on rates at **4th Quarter 2015**.



## TENDER PRICE INDICES IN HONG KONG

RLB = Rider Levett Bucknall (Private Sector)  
ASD = Architectural Services Department (Public Sector)



Graph showing cost trends in the construction industry in Hong Kong based on Tender Prices for Builder's Works

## TENDER PRICE INDICES

Quarter	RLB	ASD	RLB	ASD	RLB	ASD	RLB	ASD	RLB	ASD	RLB	ASD	RLB	ASD	RLB	ASD	RLB	ASD	RLB	ASD	RLB	ASD		
	1968		1969		1970		1971		1972		1973		1974		1975		1976		1977		1978		1979	
1			104		160	100	210	140	238	144	258	160	345	206	275	145	221	150	270	164	320	203	460	262
2			112		173	106	222	143	236	146	275	167	345	213	258	145	238	153	270	174	350	208	500	285
3			130		185	124	230	144	238	158	300	190	318	203	243	137	255	153	273	185	380	230	535	304
4	100		148		198	131	238	143	245	158	325	199	290	191	228	140	263	149	300	201	420	238	550	329
	1980		1981		1982		1983		1984		1985		1986		1987		1988		1989		1990		1991	
1	570	347	620	389	630	364	560	298	570	328	560	326	605	376	665	385	785	479	960	542	1020	574	1090	608
2	570	353	620	393	620	370	560	298	570	332	555	335	615	392	690	403	820	510	960	548	1030	561	1075	592
3	600	369	630	375	600	342	540	317	570	323	565	344	630	373	700	411	865	521	985	552	1045	582	1075	573
4	610	381	630	376	580	327	560	326	560	337	585	351	655	380	740	438	925	541	1000	559	1080	596	1055	515
	1992		1993		1994		1995		1996		1997		1998		1999		2000		2001		2002		2003	
1	1035	531	1025	527	1100	586	1280	708	1400	772	1575	902	1800	1103	1660	1024	1510	959	1400	862	1270	687	1205	720
2	1020	548	1045	527	1125	594	1330	712	1430	813	1660	953	1765	1054	1640	1031	1440	873	1390	842	1240	742	1230	723
3	1020	519	1075	541	1160	615	1360	733	1485	848	1760	996	1695	1065	1620	1025	1435	858	1360	807	1210	692	1195	722
4	1030	518	1080	563	1220	666	1370	747	1520	885	1810	1051	1675	1034	1600	989	1410	844	1290	721	1185	733	1210	681
	2004		2005		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015	
1	1255	685	1260	711	1300	714	1440	821	1680	1118	1630	1074	1670	1134	1840	1273	1995	1414	2145	1516	2360	1621	2510	1732
2	1265	712	1270	716	1310	730	1475	859	1810	1305	1605	983	1730	1161	1870	1320	2045	1438	2190	1532	2390	1648	2540	1761
3	1230	704	1275	718	1360	751	1535	906	1865	1401	1620	1111	1750	1249	1925	1369	2075	1467	2230	1559	2425	1679	2545	1777
4	1220	701	1280	697	1410	789	1595	998	1750	1262	1655	1107	1785	1266	1955	1408	2100	1496	2290	1590	2460	1703	2565	

## COMMON UNIT RATES IN HONG KONG

Description	Unit	Average Rates in HK\$			
		1Q2015	2Q2015	3Q2015	4Q2015
Reinforced concrete Grade 40	m <sup>3</sup>	1,480.00	1,500.00	1,530.00	1,570.00
Sawn formwork	m <sup>2</sup>	500.00	510.00	520.00	530.00
Deformed high yield steel bar reinforcement	kg	10.00	9.50	8.50	8.40
105 mm Solid concrete block wall	m <sup>2</sup>	232.00	235.00	240.00	245.00
Mastic asphalt roofing overall 20 mm thick (2-coat work) on horizontal surfaces	m <sup>2</sup>	164.00	166.00	166.00	167.00
20 mm (Finished) Timber strip flooring including plywood sub-floor, sanding and wax polishing	m <sup>2</sup>	730.00	740.00	740.00	750.00
Timber skirting 100 mm high x 13 mm thick	m	98.00	99.00	101.00	102.00
50 mm Solid core flush door faced both sides with 5 mm timber veneered plywood including door frame, architrave, mouldings and painting (excluding ironmongery)	No.	6,600.00	6,700.00	6,700.00	6,700.00
Galvanised mild steel in balustrades, railings and general welded and framed work	kg	42.00	42.00	40.00	40.00
Structural steelwork - standard sections	kg	39.00	39.00	38.10	38.00
Fluorocarbon coated aluminium windows - frame and hardware including clear float glass and glazing (single-glazed windows)	m <sup>2</sup>	2,800.00	2,830.00	2,840.00	2,860.00
20 mm Cement and sand (1:3) paving	m <sup>2</sup>	72.00	73.00	75.00	80.00
Coloured unglazed ceramic mosaic floor tiling	m <sup>2</sup>	270.00	275.00	275.00	280.00
Marble slab flooring (mid-range, European origin)	m <sup>2</sup>	3,600.00	3,640.00	3,650.00	3,680.00
Two coats internal lime cement plaster to soffit and beams	m <sup>2</sup>	104.00	105.00	107.00	110.00
Metal panel suspended ceiling	m <sup>2</sup>	750.00	755.00	755.00	755.00
Ceramic / homogeneous wall tiling; internal work	m <sup>2</sup>	610.00	615.00	615.00	620.00
Ceramic mosaic external wall tiling; adhesive fixed (45 x 45 or 45 x 95 mm tiles)	m <sup>2</sup>	460.00	470.00	470.00	480.00
Alkali resistant primer and two coats of emulsion paint on plastered walls and ceilings	m <sup>2</sup>	58.00	59.00	60.00	62.00

### Notes:

- The unit rates above are for general guidelines of likely tendered rates obtained by competitive tendering for lump sum fixed price contracts with a normal contract period.
- The rates are also based on normal site conditions, locations and normal working hours.

## 2015年第4季中国主要城市单方造价指标 Approximate Order of Construction Costs in Hong Kong and Selected Cities in China

(Cost per Square Metre Construction Floor Area at 4th Quarter 2015 Prices)

建筑物种类 Type of Building	香港 Hong Kong HK\$	澳门 Macau MOP	北京 Beijing RMB	成都 Chengdu RMB	广州 Guangzhou RMB	上海 Shanghai RMB	深圳 Shenzhen RMB	天津 Tianjin RMB	武汉 Wuhan RMB	无锡 Wuxi RMB	西安 Xian RMB	珠海 Zhuhai RMB
<b>Office 办公楼</b>												
High Quality 高档次	23,500 - 33,200+	18,400 - 23,300+	7,400 - 11,100	6,700 - 9,800	7,200 - 10,900	7,400 - 10,900	7,100 - 10,600	7,100 - 10,800	6,700 - 9,800	7,300 - 11,000	6,700 - 9,800	6,700 - 9,800
Medium Quality 中档次	18,500 - 22,600	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ordinary Quality 普通档次	15,700 - 19,900	11,200 - 15,100	3,850 - 5,400	3,500 - 4,650	3,700 - 4,950	3,850 - 5,050	3,600 - 4,800	3,700 - 5,050	3,500 - 4,650	3,800 - 5,200	3,450 - 4,600	3,450 - 4,650
<b>Shopping Centre 商场</b>												
High Quality 高档次	29,800 - 35,500+	23,400 - 28,500+	7,800 - 12,200	6,900 - 10,700	7,500 - 11,400	7,700 - 11,900	7,300 - 11,200	N/A	N/A	N/A	N/A	N/A
Medium Quality 中档次	22,700 - 27,800	N/A	6,200 - 7,750	5,550 - 6,950	6,050 - 7,350	6,150 - 7,750	5,850 - 7,150	N/A	N/A	N/A	N/A	N/A
<b>Residential 住宅</b>												
High Rise High Quality 高层 高档次	24,300 - 36,700+	15,200 - 20,900+	4,150 - 5,800	3,700 - 5,250	4,000 - 5,550	4,050 - 5,650	3,850 - 5,350	4,000 - 5,450	3,650 - 5,150	4,100 - 5,700	3,650 - 5,150	3,650 - 5,150
High Rise Better Quality 高层 中档次	16,900 - 19,900	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
High Rise Ordinary Quality 高层 普通档次	15,400 - 16,600	8,400 - 10,100	2,250 - 3,050	1,950 - 2,700	2,150 - 2,900	2,150 - 2,950	2,100 - 2,850	2,100 - 2,950	1,950 - 2,700	2,150 - 2,950	1,950 - 2,700	1,950 - 2,700
House: High Quality 别墅 高档次	35,400 - 53,000+	N/A	4,550 - 6,300	4,050 - 5,700	4,200 - 6,000	4,400 - 6,200	4,150 - 5,900	4,200 - 6,000	3,950 - 5,600	4,500 - 6,200	3,950 - 5,600	3,950 - 5,600
House: Medium Quality 别墅 中档次	23,400 - 29,300	N/A	3,000 - 3,900	2,700 - 3,600	2,900 - 3,700	2,950 - 3,900	2,800 - 3,550	2,950 - 3,700	2,700 - 3,550	2,950 - 3,800	2,700 - 3,550	2,700 - 3,550
Clubhouse 会所	32,900 - 53,700+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
External works & landscaping 室外工程 (cost/m <sup>2</sup> external area)	4,250 - 9,100+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Hotel (including FF&amp;E) 酒店 (包括家具及设备)</b>												
5-Star 五星	35,400 - 42,900+	30,800 - 37,200+	12,500 - 16,700	11,400 - 14,700	12,800 - 16,600	12,400 - 16,400	11,900 - 15,600	11,800 - 15,800	11,300 - 14,800	12,300 - 16,300	11,200 - 14,800	11,200 - 14,800
3-Star 三星	29,200 - 33,600	24,200 - 27,200	9,400 - 12,000	8,600 - 10,800	9,500 - 11,500	9,300 - 11,800	9,000 - 11,300	9,000 - 11,600	8,600 - 10,800	9,300 - 11,800	8,400 - 10,700	8,400 - 10,800
<b>Industrial 厂房</b>												
Landlord: High Rise 租用 高层	10,100 - 11,500	N/A	2,600 - 3,450	2,250 - 3,100	2,500 - 3,300	2,500 - 3,450	2,400 - 3,200	2,450 - 3,250	2,300 - 3,100	2,500 - 3,400	2,300 - 3,100	2,300 - 3,100
End User: Low Rise 自用 低层	13,000 - 19,500	N/A	3,700 - 6,400	3,300 - 5,700	3,500 - 6,300	3,650 - 6,300	3,400 - 6,200	3,500 - 6,200	3,300 - 5,700	3,650 - 6,300	3,300 - 5,700	3,300 - 5,700
<b>Carpark 车库</b>												
Basement: up to 2 Levels 地下室 不多于2层	19,200 - 26,300+	11,000 - 13,600+	3,600 - 6,200	3,550 - 5,800	3,650 - 6,300	3,950 - 6,500	3,650 - 6,200	3,550 - 5,900	3,550 - 5,900	3,650 - 6,200	3,600 - 5,900	3,550 - 5,900
Multi-Storey 地上 多层	9,000 - 10,700	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

### NOTES 注：

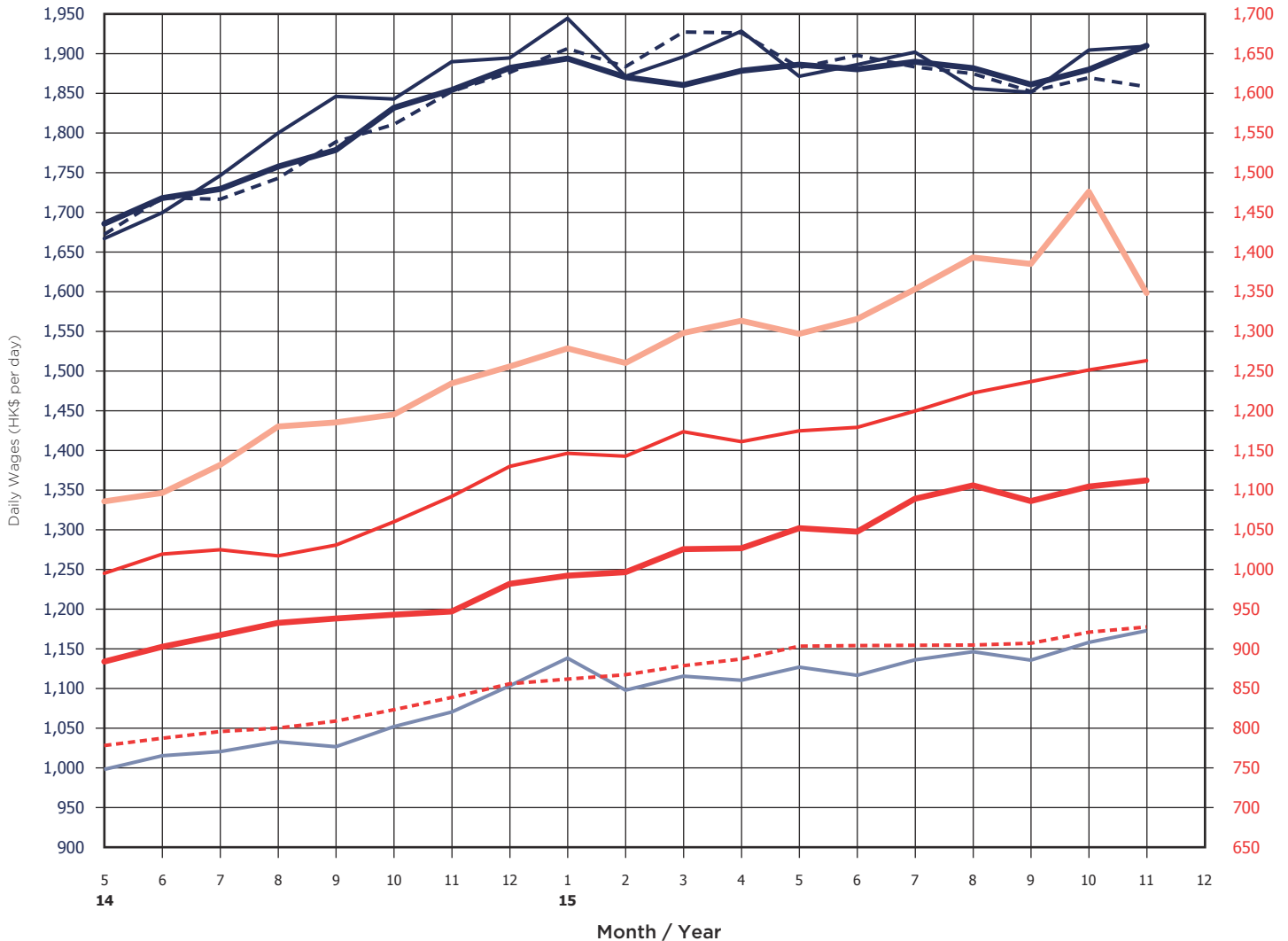
- The construction costs above are based on prices obtained by competitive tendering for lump sum fixed price contracts with a normal contract period and are based on normal site conditions and locations. Extra costs should be allowed for projects with fast track programme, non-traditional procurement approaches and multi-phasing completion, etc. 以上单方造价指标按投标文件格下之合同编制，并按正常工期、工地状况等为准。如项目采用快速施工、非传统式采购合约、分期施工等，应考虑增加额外预算成本。
- The costs are average square metre unit costs only not based on any specific drawings / design. Therefore they provide nothing more than a rough guide to the probable cost of a building. Figures outside the given ranges may be encountered. When information is required on a specific project, it is essential that professional advice be sought. 平均单方造价并不基于任何特定之工程图则，亦可能出现范围外之单价。若有特定之工程资料，理应参考专业顾问之意见。
- The standards for each type of building in selected cities in China do not necessarily follow those in Hong Kong due to local design practices and choice of materials. 中国各城市之建筑标准，采纳之物料均有所不同，并不一定要与香港标准作比较。

- The building costs exclude furniture, fittings and equipment (except hotel / serviced apartment / clubhouse), site formation and external works, finance and legal expenses, consultants' fees and reimbursables, value of land and fluctuations in prices before the price date as specified above and the time of calling tenders. 建筑物价并不包括家具及设备(酒店/服务式住宅/会所除外)、工地平整、排水工程、地磅、顾问公司等专项费用，地价及由此单价生效日至投标前之价格或汇率变动。
- Construction floor areas are measured to the outside face of external walls (or in the absence of such walls, the external perimeter) of the building & include all lift shafts, stairwells and E&K rooms but exclude lightwells and atrium voids. These areas are usually larger than Architect's calculation of Gross Floor Area (GFA, Ratio Area). 建筑面积乃测量至建筑物外墙(若无外墙，则测量至边界面)，并包括电梯井、楼梯井、机电间，但不包括光井及大堂上部空间，此等面积通常大于建筑师计算之面积(容积率面积)。

- Other Specific Exclusions 其它不包括项目：  
HOTEL 酒店：pre-opening expenses, operating expenses, working capital, staff training and administrative costs 开幕前费用、营运费用、开办费、员工培训及行政等等。  
SHOPPING CENTRE 商场：fit out to tenant areas 租户之装修工程。  
INDUSTRIAL/LANDLORD 厂房(租用)：security system, air conditioning, electrical distribution in tenant areas, production and warehousing equipment, special M&E provisions 保安、空调、租户内之电器布线、生产及仓库设备、特别机电配置等等。  
PROJECTS IN SELECTED CITIES IN CHINA 中国主要城市：utilities to the site beyond site boundary, connection charges and capital contribution, local authority levies and taxation, import duties 工地之外五十米线、接驳费、填地费、当局行政费用、税项、入口税。

## LABOUR COST TRENDS

## AVERAGE DAILY WAGES OF WORKERS ENGAGED IN PUBLIC SECTOR CONSTRUCTION PROJECTS



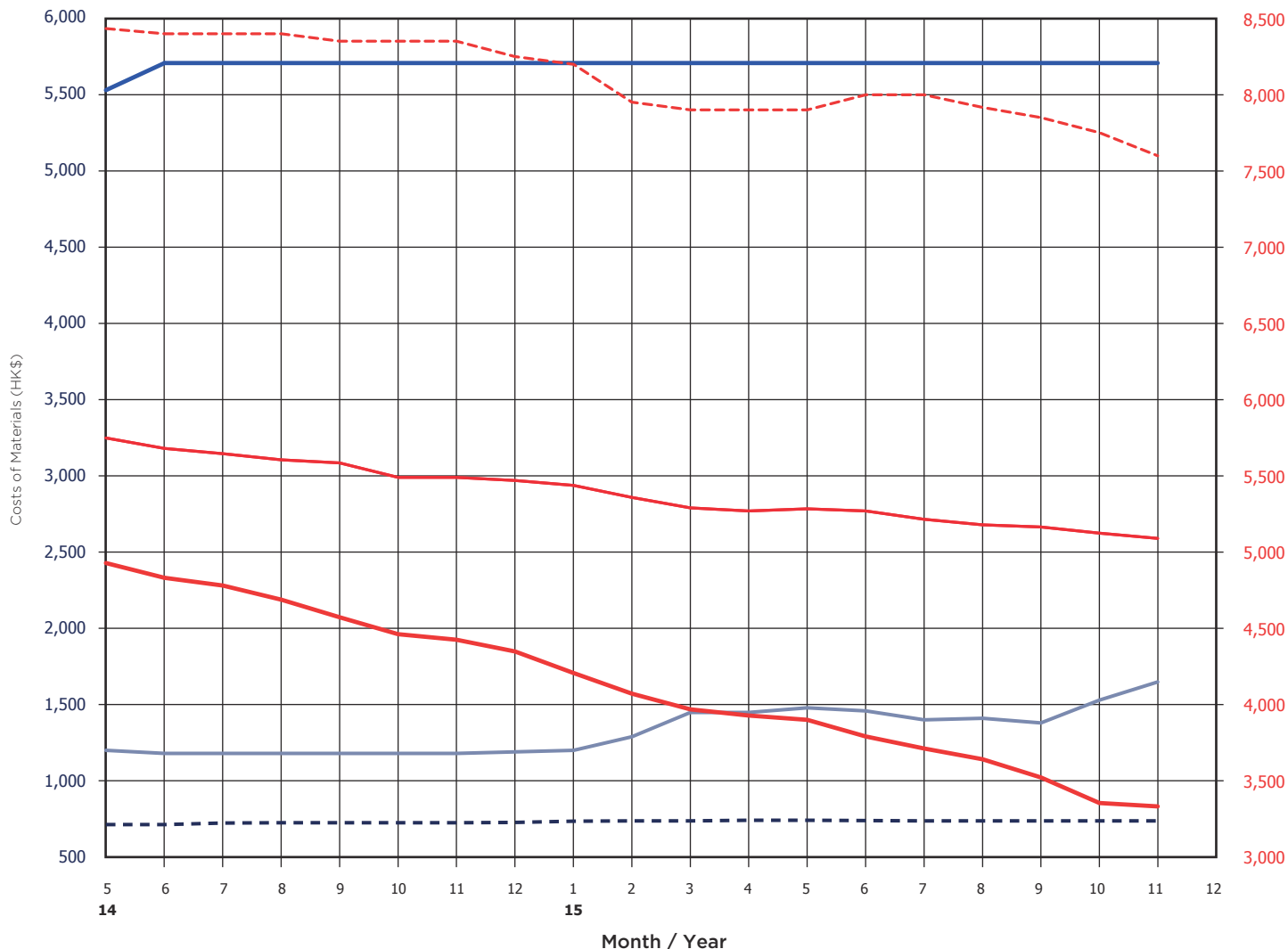
Average Daily Wages in HK\$ per day

Selected Occupations	2014												2015											
	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12				
Bar Bender and Fixer	1,685.9	1,718.4	1,729.7	1,758.1	1,778.8	1,832.0	1,854.6	1,882.4	1,894.2	1,870.7	1,860.6	1,878.8	1,886.3	1,880.5	1,890.1	1,882.1	1,861.5	1,880.2	1,910.2					
Concretor	1,667.2	1,699.8	1,746.7	1,800.3	1,846.4	1,843.0	1,890.1	1,894.9	1,945.0	1,871.7	1,896.2	1,928.8	1,871.7	1,886.4	1,902.3	1,856.4	1,851.5	1,904.8	1,909.6					
Carpenter (formwork)	1,672.4	1,718.5	1,716.7	1,743.2	1,789.2	1,811.0	1,852.7	1,876.5	1,906.8	1,883.8	1,927.7	1,926.4	1,882.9	1,898.2	1,883.6	1,875.1	1,852.5	1,870.1	1,858.7					
Painter and Decorator	883.9	902.6	917.4	932.7	938.3	942.9	947.1	981.9	992.4	996.8	1,025.8	1,026.8	1,052.2	1,047.6	1,089.3	1,106.2	1,086.2	1,104.7	1,112.5					
Plasterer	1,085.9	1,096.6	1,131.9	1,180.5	1,185.6	1,195.3	1,234.8	1,255.9	1,278.7	1,260.5	1,298.2	1,313.8	1,297.1	1,315.9	1,353.3	1,393.3	1,385.2	1,476.4	1,348.5					
Metal Worker	998.0	1,015.4	1,020.6	1,033.0	1,026.7	1,052.2	1,070.3	1,103.5	1,138.5	1,098.1	1,115.6	1,110.6	1,127.0	1,116.7	1,136.0	1,146.3	1,135.7	1,158.3	1,172.7					
Plumber	995.2	1,019.4	1,024.9	1,017.2	1,030.7	1,060.4	1,092.3	1,130.1	1,146.7	1,142.7	1,173.6	1,161.4	1,175.0	1,179.2	1,199.8	1,222.5	1,236.9	1,251.6	1,263.2					
General Workers	778.3	787.4	795.7	800.3	809.2	823.5	838.9	856.2	862.0	867.4	878.9	887.3	903.4	904.1	904.4	904.9	907.1	921.2	927.8					

(Source: Census and Statistics Department)

## MATERIAL COST TRENDS

## AVERAGE WHOLESALE PRICES OF SELECTED BUILDING MATERIALS



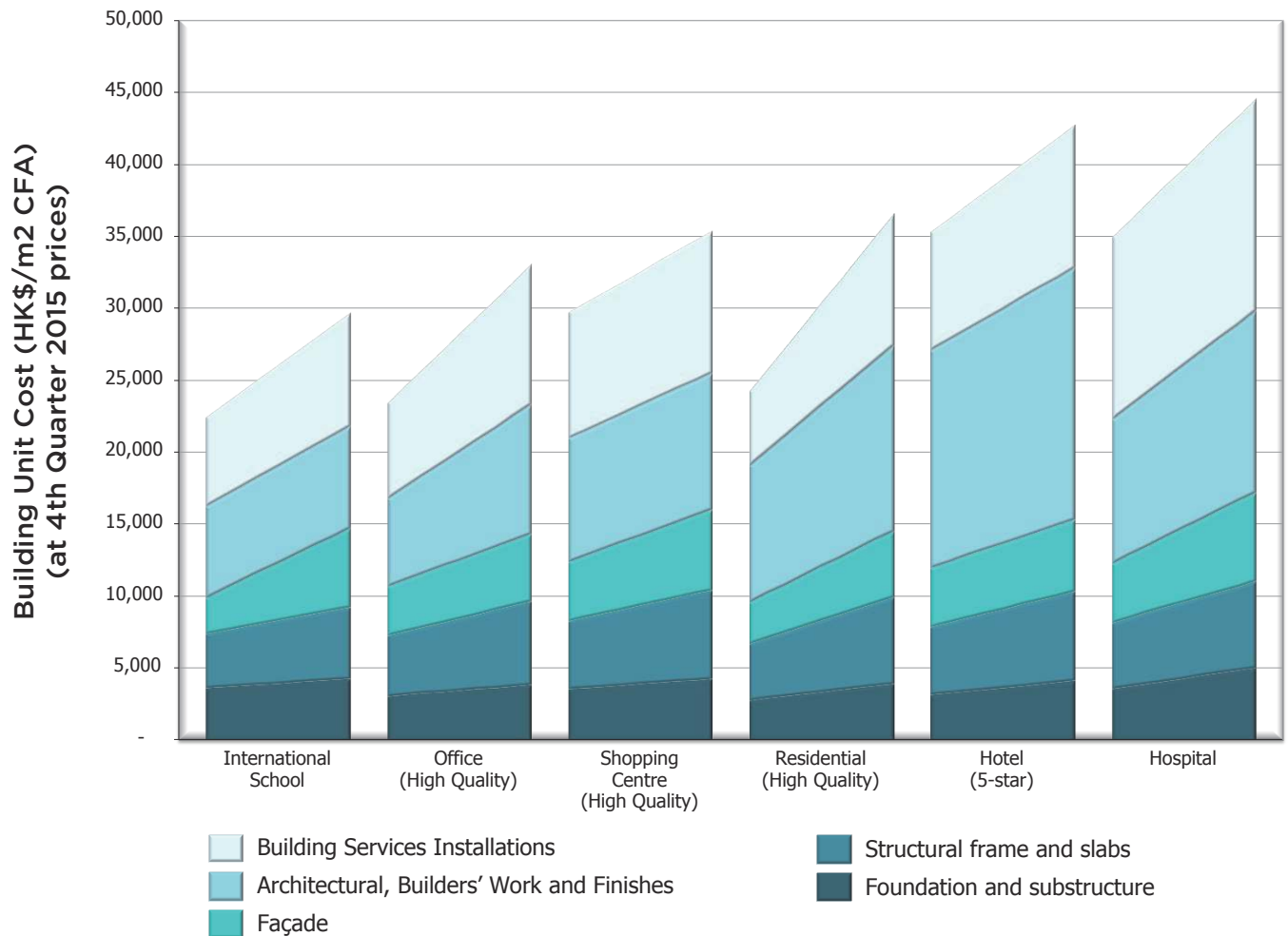
Average Wholesale Prices of Selected Building Materials

Building Materials	2014												2015											
	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12				
Sand (\$/10 t)	1,200	1,180	1,180	1,180	1,180	1,180	1,180	1,190	1,200	1,290	1,450	1,450	1,480	1,460	1,400	1,410	1,380	1,530	1,650					
Bitumen (\$/t)	8,433	8,400	8,400	8,400	8,350	8,350	8,350	8,250	8,200	7,950	7,900	7,900	7,900	8,000	8,000	7,917	7,850	7,750	7,600					
Portland Cement (\$/t)	714	714	725	727	727	727	727	729	736	739	738	742	742	740	739	739	739	739	739					
Sawn Hardwood 50x75 (\$/m³)	5,529	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707	5,707					
Mild Steel Round Bars (\$/t)	5,750	5,680	5,645	5,605	5,585	5,490	5,490	5,470	5,438	5,360	5,291	5,270	5,285	5,270	5,215	5,180	5,165	5,125	5,090					
High Tensile Steel Bars (\$/t)	4,929	4,831	4,781	4,688	4,573	4,462	4,427	4,349	4,208	4,073	3,970	3,930	3,900	3,792	3,713	3,643	3,524	3,355	3,333					

(Source: Census and Statistics Department)



MAJOR COST ELEMENTS OF COMMON BUILDING TYPES



Building Types

Element	International School	Office (High Quality)	Shopping Centre (High Quality)	Residential (High Quality)	Hotel (5-star)	Hospital
Foundation and substructure	3,700 - 4,300	3,100 - 3,900	3,600 - 4,300	2,800 - 4,000	3,200 - 4,200	3,600 - 5,100
Structural frame and slabs	3,700 - 5,000	4,200 - 5,800	4,700 - 6,200	3,900 - 6,000	4,700 - 6,200	4,600 - 6,000
Façade	2,500 - 5,500	3,400 - 4,700	4,100 - 5,600	2,900 - 4,600	4,100 - 5,000	4,100 - 6,200
Architectural, Builders' Work and Finishes	6,400 - 7,100	6,100 - 9,000	8,600 - 9,500	9,500 - 12,900	15,100 - 17,500	10,000 - 12,600
Building Services Installations	6,200 - 7,900	6,700 - 9,800	8,800 - 9,900	5,200 - 9,200	8,300 - 10,000	12,700 - 14,800
Total (at 4th Quarter 2015 prices)	22,500 - 29,800	23,500 - 33,200	29,800 - 35,500	24,300 - 36,700	35,400 - 42,900	35,000 - 44,700

Disclaimer

All building cost data and other information is for general reference purposes only and only caters for the general circumstances without being necessarily applicable to specific sites, developments or projects of any particular individual or company. Actual costs will depend, among others, on the final design and the eventual selection of materials.

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