

APPROXIMATE ORDER OF CONSTRUCTION COSTS IN HONG KONG AND SELECTED CITIES IN CHINA

2024年第4季中国主要城市单方造价指标



(Cost per Square Metre Construction Floor Area at 4th Quarter 2024 Prices)

	香港 Hong Kong HK\$	澳门 Macau MOP	广州 Guangzhou RMB	深圳 Shenzhen RMB	珠海 Zhuhai RMB	北京 Beijing RMB	沈阳 Shenyang RMB	成都 Chengdu RMB	西安 Xian RMB	上海 Shanghai RMB	杭州 Hangzhou RMB	南京 Nanjing RMB	武汉 Wuhan RMB
建筑物种类 Type of Building	港澳地区 Hong Kong & Macau		华南地区 South China			华北地区 North China		华西地区 West China		华东地区 East China			
Office 办公楼													
Superior Quality 高级	34,800 - 42,500+	18,300 - 24,500+	8,040 - 12,100+	8,400 - 12,600+	8,100 - 12,200+	8,800 - 12,900+	8,500 - 12,400+	8,100 - 11,600+	8,100 - 11,700+	9,000 - 13,000+	8,500 - 12,200+	8,000 - 11,900+	8,000 - 12,000+
Ordinary 一般	23,900 - 32,700	12,300 - 16,600	4,300 - 7,200	4,500 - 7,500	4,400 - 7,300	4,800 - 8,000	4,700 - 7,600	4,400 - 7,300	4,400 - 7,400	5,000 - 8,100	4,700 - 7,700	4,600 - 7,100	4,400 - 7,100
Shopping Centre 商场													
Superior Quality 高级	33,800 - 40,500+	23,900 - 29,100+	8,300 - 12,900+	8,800 - 13,500+	8,600 - 13,200+	8,600 - 13,600+	8,100 - 12,800+	8,300 - 12,900+	8,100 - 12,200+	9,000 - 14,000+	9,000 - 13,300+	8,300 - 12,900+	8,800 - 12,700+
Ordinary 一般	28,000 - 33,200	19,400 - 23,900	7,100 - 8,500	7,300 - 8,800	6,900 - 8,100	6,900 - 8,300	6,400 - 7,700	6,700 - 8,000	6,600 - 7,800	7,200 - 8,600	6,800 - 8,600	6,600 - 7,900	6,600 - 8,400
Residential 住宅													
Apartment; Superior Quality 高层；高级	38,600 - 47,200+	15,500 - 22,100+	5,900 - 8,000+	6,300 - 8,500+	6,000 - 8,300+	6,700 - 9,000+	6,200 - 8,300+	6,000 - 8,300+	6,100 - 8,200+	6,900 - 9,400+	6,400 - 8,800+	6,300 - 8,600+	6,100 - 8,300+
Apartment; Ordinary 高层；一般	25,200 - 35,500	12,000 - 13,800	3,300 - 5,600	3,400 - 5,800	3,200 - 5,500	3,800 - 6,100	3,500 - 5,600	3,300 - 5,600	3,300 - 5,500	3,700 - 6,200	3,600 - 5,900	3,500 - 5,700	3,400 - 5,500
Villa; Superior Quality 别墅；高级	55,000 - 67,300+	42,200 - 51,400+	5,300 - 7,400+	5,600 - 7,900+	5,400 - 7,600+	6,000 - 8,300+	5,600 - 7,600+	5,500 - 7,700+	5,500 - 7,700+	6,200 - 8,700+	5,800 - 8,200+	5,700 - 8,000+	5,500 - 7,700+
Villa; Ordinary 别墅；一般	35,900 - 50,400	32,700 - 37,900	3,700 - 4,700	3,900 - 5,000	3,700 - 4,900	4,100 - 5,400	3,900 - 5,100	3,800 - 5,000	3,800 - 4,900	4,300 - 5,600	4,000 - 5,200	3,800 - 5,100	3,700 - 5,000
Clubhouse 会所	36,300 - 57,700+	26,100 - 45,200+	11,400 - 18,000+	11,900 - 18,700+	10,900 - 17,200+	12,100 - 19,100+	11,000 - 17,400+	11,100 - 17,500+	11,000 - 17,300+	12,500 - 19,800+	11,700 - 18,700+	11,400 - 18,200+	11,000 - 17,600+
External Works & Landscaping 室外工程 (Cost/m² External Area)	5,000 - 9,600+	3,500 - 7,700+	500 - 1,400+	500 - 1,500+	500 - 1,300+	600 - 1,600+	500 - 1,500+	500 - 1,400+	500 - 1,400+	600 - 1,600+	600 - 1,500+	600 - 1,400+	600 - 1,400+
Hotel (including FF&E) 酒店（包括家俱及设备）													
5-Star 五星	41,100 - 50,200+	31,300 - 38,300+	14,400 - 18,500+	15,000 - 19,300+	14,700 - 18,700+	14,900 - 19,600+	14,500 - 19,000+	14,000 - 18,400+	14,100 - 18,700+	15,600 - 20,500+	14,100 - 18,400+	14,500 - 19,000+	14,400 - 18,600+
3-Star 三星	32,500 - 39,700	24,900 - 28,700	10,300 - 13,100	10,700 - 13,700	10,500 - 13,300	11,100 - 14,200	10,600 - 13,800	10,100 - 13,200	10,300 - 13,300	10,900 - 14,700	10,000 - 13,900	10,100 - 13,600	10,400 - 13,400
Industrial 厂房													
Landlord; High Rise 租用；高层	15,900 - 18,400+	N/A	3,000 - 4,100+	3,000 - 4,200+	2,800 - 3,900+	3,400 - 4,400+	3,200 - 4,200+	3,100 - 3,900+	3,100 - 3,900+	3,500 - 4,400+	3,300 - 4,100+	3,200 - 4,000+	2,900 - 3,800+
End User; Low Rise 自用；低层	17,400 - 24,400+	N/A	4,300 - 7,700+	4,400 - 8,100+	4,000 - 7,300+	4,400 - 7,500+	4,200 - 7,100+	4,100 - 7,300+	4,100 - 7,300+	4,400 - 7,800+	4,000 - 7,000+	4,000 - 7,100+	4,000 - 7,000+
Logistic Centre 物流中心	17,900 - 22,200+	N/A	3,300 - 3,500+	3,300 - 3,600+	3,000 - 3,300+	3,500 - 4,000+	3,300 - 3,800+	2,600 - 3,700+	2,400 - 3,800+	3,400 - 3,700+	3,200 - 3,500+	3,200 - 3,300+	3,100 - 3,300+
Carpark 车库													
Basement; up to 2 Levels 地下室；不多于 2 层	27,700 - 32,900+	11,200 - 14,200+	4,200 - 7,000+	4,500 - 7,400+	4,400 - 7,200+	4,500 - 7,700+	4,300 - 6,800+	4,400 - 7,200+	4,400 - 7,300+	4,600 - 7,800+	4,300 - 7,100+	4,000 - 7,000+	4,300 - 7,200+
Multi-Storey 地上；多层	14,600 - 17,600+	9,200 - 11,500+	3,100 - 4,700+	3,300 - 5,000+	3,100 - 4,800+	3,500 - 5,300+	3,300 - 4,900+	3,300 - 4,700+	3,300 - 4,800+	3,700 - 5,500+	3,500 - 5,200+	3,400 - 5,000+	3,300 - 4,900+

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竞价价格下之包干合约编制，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. 平均单方造价并不是参考图纸或设计而编制。只可作为建筑造价之估算，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 varies among above selected cities due to local design practices and choice of materials. 上述城市之建筑标准会因设计规范及采纳之物料而各有不同。
- The types of buildings have been revised in the 4th Quarter 2022. 建筑物种类已于 2022 年第四季度作出修订。

■ The building costs exclude site formation and external works, finance and legal expenses, consultants’ fees and reimbursables, value of land and fluctuations in prices between the price date as specified above and the time of calling tenders. 建筑物单价并不包括工地平整、室外工程、财务、法律、顾问公司等专业费用，地价及由此单价生效日至投标时间之价格或汇率变动。
- Construction floor area is the summation of covered floor areas contained within the outer surface of external wall or external perimeter, whichever is larger, measured at each floor level. It includes all floor areas occupied by stairwells, lift shafts, vertical duct wells, plant rooms, covered external floors, but excludes floor areas occupied by the atrium voids, light wells, and the areas covered by canopies and architectural features such as air conditioners (ACs) platforms, projected planters, sunshades, etc. 建筑面积乃有盖面积总和并量度至建筑物外墙外面或量度至边周界，以较大者为准；包括楼梯井、电梯井、管线井、机电间、有盖室外面积，但不包括大堂上部空间、光井及雨棚、建筑装饰如空调机平台、花槽、遮阳棚等。

■ 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、员工培训及行政费等。
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、生产及仓库装备，特别机电配套等。
LOGISTIC CENTRE 物流中心：
cold storage facilities, material handling system, sorting and warehousing system, etc
冷藏设施、物料搬运系统、分拣和仓储系统等。
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
工地外之骨干、接驳费、增容费、当局行政费用、税项、入口税。

Approximate Building Costs

Hong Kong

Notes:

- 1. The cost for the respective categories given 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.
- 2. The cost per square metre are based on the Construction Floor Areas (CFA) measured to the outside face of the external walls/ external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.
- 3. All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site conditions. The cost, excludes site formation works, external works, land cost, professional fees, finance and legal expenses.

Building Type	HK\$/m2 CFA	Outline Specification
Domestic		
Apartments, high rise, public authority standard	12,300 - 14,400	Based on Hong Kong Housing Authority Non-standard Cruciform Block design (Rental Housing)
Apartments, high rise, average standard	25,500 - 29,300	Apartment units with fit-out, including air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings and loose furniture
Apartments, high rise, high end	32,800 - 37,900	Apartment units with good quality fit-out, including air- conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings and loose furniture
Terraced houses, average standard	35,100 - 40,200	Houses with fit-out, including air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings, loose furniture, garden and parking
Detached houses, high end	50,800 up	Houses with good quality fit-out, including air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings, loose furniture, garden and parking
Office / Commercial		
Medium/high rise offices, average standard	25,400 - 28,700	RC structure, curtain wall/window wall, including public area fit-out, tenant area with screeded floor, painted wall and ceiling
High rise offices, prestige quality	30,200 - 34,400	RC structure, curtain wall, including public area fit-out, tenant area with raised floor, painted wall and false ceiling
Out-of-town shopping centre, average standard	25,000 - 29,300	Including public area fit-out and M&E, but excluding shop fit-out
Retail malls, high end	32,300 - 37,400	
Industrial		
Owner operated factories, low rise, light weight industry	19,100 - 23,700	RC structure, including small office with simple fit-out and M&E, but excluding a/c
Hotel		
Budget hotels - 3-star, mid market	32,000 - 34,000	1) Interior decoration
Business hotels - 4/5-star	33,000 - 37,900	2) Furniture (fixed and movable)
Luxury hotels - 5-star	38,300 - 42,800	3) Special light fittings (chandeliers, etc.)
		4) Operating Supplies and Equipment (OS&E) excluded
Others		
Underground/basement car parks (<3 levels)	28,800 - 33,200	RC structure
Multi storey car parks, above ground (<4 levels)	16,900 - 19,700	RC structure, natural ventilation, no facade enclosure
Schools (primary and secondary)	21,600 - 23,200	Public authority standard including fit-out and a/c, but excluding loose furniture and educational equipment
Students' residences	24,400 - 27,400	Including fit-out, loose furniture and a/c
Sports clubs, multi purpose sports/ leisure centres (dry sports)	31,900 - 35,800	Dry sports (no swimming pool) and are for 'leisure centre' type schemes including main sports hall, ancillary sports facilities, changing and showers, restaurant / cafe, bar, etc. Costs include a/c, Furniture, Fittings and Equipment (FF&E)
General hospitals - public sector	39,900 - 43,800	Excluding medical and operating equipment

The above costs are at 4th Quarter 2024 levels.

Approximate Building Costs For Major Cities In Asia

Building Type	Outline Specification
Domestic	
Apartments, high rise, average standard	Shell and core , including finishes and fittings to public area, but excluding finishes and fittings to apartment units Full fit , with air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings and loose furniture
Apartments, high rise, high end	Shell and core , including finishes and fittings to public area, but excluding finishes and fittings to apartment units Full fit , good quality provisions, with air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings and loose furniture
Terraced houses, average standard	Shell and core , joined houses in row(s), excluding garden, parking, finishes and fittings to house interior Full fit , including finishes and fittings to house interior, with air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings, loose furniture, garden and parking
Detached houses, high end	Shell and core , good quality facade, excluding garden, parking, finishes and fittings to house interior Full fit , good quality provisions, with air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings, loose furniture, garden and parking
Office / Commercial	
Medium/high rise offices, average standard	RC structure, curtain wall/window wall, including public area fit-out, tenant area with screeded floor, painted wall and ceiling
High rise offices, prestige quality	RC structure, curtain wall, including public area fit-out, tenant area with raised floor, painted wall and false ceiling
Out-of-town shopping centre, average standard	Including public area fit-out and M&E, but excluding shop fit-out
Retail malls, high end	
Industrial	
Industrial units, shell only (Conventional single storey framed units)	RC structure with steel roof and M&E to main distribution, but excluding a/c and tenant fit-out
Owner operated factories, low rise, light weight industry	RC structure, including ancillary office with simple fit-out and M&E, but excluding a/c
Hotels	
Budget hotels - 3-star, mid market	1. Interior decoration 2. Furniture (fixed and movable) 3. Special light fittings (chandeliers, etc.) 4. Operating Supplies and Equipment (OS&E) excluded
Business hotels - 4/5-star	
Luxury hotels - 5-star	
Others	
Underground/basement car parks (<3 levels)	RC structure
Multi storey car parks, above ground (<4 levels)	RC structure, natural ventilation, no facade enclosure
Schools (primary and secondary)	Government standard and provisions; excluding educational equipment
Students’ residences	University standard
Sports clubs, multi purpose sports/leisure centres (dry sports)	Dry sports (no swimming pool) and are for 'leisure centre' type schemes including main sports hall, ancillary sports facilities, changing and showers, restaurant / café, bar, etc. Costs include a/c, Furniture, Fittings and Equipment (FF&E)
General hospitals - public sector	Excluding medical and operating equipment

Notes :

- 1. 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 figures shown.
- 2. The costs per square metre are based on Construction Floor Areas (CFA) measured to the outside face of the external walls / external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.
- 3. All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site conditions. The cost excludes site formation works, external works, land cost, professional fees, finance and legal expenses.
- 4. The standard for each category of building varies from region to region and do not necessarily follow that of each other.
- 5. “Shell and core” generally covers ONLY base building elements. “Shell” refers to overall structure and foundations, exterior walls and roof, completing with common areas, staircases, lift shafts, service ducts and fire services systems to local statutory requirements. “Core” refers to fully-fitted public areas (like lobbies and corridors) and M&E main plant and upfeed, with occupant areas unfurnished.
- 6. “Full fit” buildings should complete with all elements that allow the buildings to be ready for operation, including public and occupant areas (i.e. with ALL finishes, fittings and M&E distributions).
- 7. Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.
- 8. **Kuala Lumpur:** \$ 6-12 units per floor, 46m2 - 83m2 per unit; excluding air-conditioning, kitchen cabinets and home appliances \$\$ Excluding air-conditioning, kitchen cabinets and home appliances. **Bangalore:** #Tenant area with screeded floor, painted wall and ceiling, excluding raised floor.
- 9. The data for Bangkok is provided by Mentabuild Limited.
- 10. The data for Bangalore is provided by Arkind LS Private Limited.
- 11. The data for Singapore is provided by Asia Infrastructure Solutions Singapore Pte. Ltd.
- 12. The data for Kuala Lumpur is provided by JUBM Group.
- 13. The data for Ho Chi Minh is provided by DLS Consultant Company Limited.
- 14. **Singapore, Kuala Lumpur and Bangalore:** Rates are nett of GST. **Bangkok and Ho Chi Minh:** Rates are nett of VAT. **Manila:** Rates include 12% VAT.

CONSTRUCTION COSTS FOR HONG KONG

BUILDING TYPE	HK\$/m² CFA		
	BUILDING	SERVICES	TOTAL
DOMESTIC			
Apartments, high rise, public authority standard	10,050 - 11,830	2,150 - 2,570	12,300 - 14,400
Apartments, high rise, average standard	21,130 - 23,480	4,370 - 5,820	25,500 - 29,300
Apartments, high rise, high end	27,450 - 30,980	5,350 - 6,920	32,800 - 37,900
Terraced houses, average standard	30,350 - 34,450	4,750 - 5,750	35,100 - 40,200
Detached houses, high end	44,000up	6,800up	50,800up
OFFICE / COMMERCIAL			
Medium/high rise offices, average standard	18,900 - 20,950	6,500 - 7,750	25,400 - 28,700
High rise offices, prestige quality	23,300 - 26,050	6,900 - 8,350	30,200 - 34,400
Out-of-town shopping centre, average standard	18,650 - 22,050	6,350 - 7,250	25,000 - 29,300
Retail malls, high end	25,300 - 29,100	7,000 - 8,300	32,300 - 37,400

HOTELS			
Budget hotels - 3-star, mid market	24,000 - 24,700	8,000 - 9,300	32,000 - 34,000
Business hotels - 4/5-star	24,600 - 27,950	8,400 - 9,950	33,000 - 37,900
Luxury hotels - 5-star	29,800 - 32,750	8,500 - 10,050	38,300 - 42,800
INDUSTRIAL			
Owner operated factories, low rise, light weight industry	16,300 - 20,150	2,800 - 3,550	19,100 - 23,700
OTHERS			
Underground/basement car parks (<3 levels)	25,700 - 29,250	3,100 - 3,950	28,800 - 33,200
Multi storey car parks, above ground(<4 levels)	14,100 - 16,000	2,800 - 3,700	16,900 - 19,700
Schools (primary and secondary)	18,300 - 19,050	3,300 - 4,150	21,600 - 23,200
Students' residences	19,250 - 21,300	5,150 - 6,100	24,400 - 27,400
Sports clubs, multi purpose sports/leisure centres (dry sports) with a/c and including FF&E	25,450 - 27,850	6,450 - 7,950	31,900 - 35,800
General hospitals - public sector	30,650 - 32,700	9,250 - 11,100	39,900 - 43,800

The above costs are at 4th Quarter 2024 levels.

M&E COSTS FOR HONG KONG

BUILDING TYPE	HK\$/m² CFA					
	MECHANICAL SERVICES	ELECTRICAL SERVICES	FIRE SERVICES	LIFTS/ ESCALATORS	HYDRAULIC SERVICES	TOTAL SERVICES
DOMESTIC						
Apartments, high rise, public authority standard	N/A	730 - 850	170 - 220	300 - 350	950 - 1,150	2,150 - 2,570
Apartments, high rise, average standard	950 - 1,200	1,200 - 1,400	420 - 670	450 - 750	1,350 - 1,800	4,370 - 5,820
Apartments, high rise, high end	1,300 - 1,600	1,450 - 1,750	450 - 720	550 - 850	1,600 - 2,000	5,350 - 6,920
Terraced houses, average standard	1,400 - 1,700	1,500 - 1,800	100 - 200	N/A	1,750 - 2,050	4,750 - 5,750
Detached houses, high end	2,200 up	2,500 up	100 up	N/A	2,000 up	6,800 up
OFFICE / COMMERCIAL						
Medium/high rise offices, average standard	2,100 - 2,400	2,350 - 2,800	650 - 800	700 - 900	700 - 850	6,500 - 7,750
High rise offices, prestige quality	2,200 - 2,700	2,500 - 2,900	650 - 800	850 - 1,100	700 - 850	6,900 - 8,350
Out-of-town shopping centre, average standard	2,200 - 2,400	1,950 - 2,300	650 - 800	850 - 900	700 - 850	6,350 - 7,250
Retail malls, high end	2,300 - 2,650	2,400 - 2,850	650 - 900	900 - 1,100	750 - 800	7,000 - 8,300

HOTELS						
Budget hotels - 3-star, mid market	2,450 - 2,800	2,350 - 2,600	700 - 900	600 - 700	1,900 - 2,300	8,000 - 9,300
Business hotels - 4/5 -star	2,600 - 2,900	2,500 - 2,800	700 - 900	600 - 850	2,000 - 2,500	8,400 - 9,950
Luxury hotels - 5-star	2,600 - 2,900	2,600 - 2,900	700 - 900	600 - 850	2,000 - 2,500	8,500 - 10,050
INDUSTRIAL						
Owner operated factories, low rise, light weight industry	350 - 500	850 - 1,000	600 - 750	500 - 650	500 - 650	2,800 - 3,550
OTHERS						
Underground/basement car parks (<3 levels)	800 - 1,000	900 - 1,100	550 - 700	350 - 450	500 - 700	3,100 - 3,950
Multi storey car parks, above ground (<4 levels)	500 - 750	900 - 1,100	550 - 700	350 - 450	500 - 700	2,800 - 3,700
Schools (primary and secondary)	800 - 1,000	1,100 - 1,300	600 - 800	250 - 350	550 - 700	3,300 - 4,150
Students' residences	850 - 1,050	1,800 - 2,000	700 - 900	350 - 450	1,450 - 1,700	5,150 - 6,100
Sports clubs, multi purpose ports/leisure centres (dry sports) with a/c and including FF&E	2,500 - 3,000	2,100 - 2,700	800 - 950	350 - 450	700 - 850	6,450 - 7,950
General hospitals - public sector	3,200 - 4,000	3,000 - 3,400	850 - 1,000	500 - 700	1,700 - 2,000	9,250 - 11,100

The above costs are at 4th Quarter 2024 levels.

FIT-OUT COSTS FOR HONG KONG

BUILDING TYPE	HK\$/m ²
HOTELS	
Public Areas (Front of House) :	
3-star Hotel	11,500 - 17,000
4-star Hotel	17,000 - 24,000
5-star Hotel	24,000 up
Guest Rooms :	
3-star Hotel	9,500 - 11,200
4-star Hotel	11,500 - 15,000
5-star Hotel	15,500 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	7,500 - 11,500
Executive office	12,500 - 15,500
Prestige office	15,500 up
Notes :	
1. Local/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).	

The above costs are at 4th Quarter 2024 levels.

BUILDING TYPE	HK\$/m2
DEPARTMENT STORES	
General department store	9,500 - 14,500
Prestige department store	15,500 up
Notes :	
1. Includes electrical work, additional FCU and minor alteration of fire services to suit layout.	
2. Excludes facade modification, data cabling, operational items and equipment (e.g. computers, P.O.S., office equipment) and opening expenses.	
RESTAURANTS	
General dining restaurant	13,500 - 21,000
Fine dining restaurant	25,000 up
Notes :	
1. Includes furniture, floor, wall and ceiling finishes, electrical work, minor alteration to air-conditioning and fire services installation to suit layout.	
2. Excludes exhaust flue, operational items (e.g. cutlery, crockery, linen, utensils, etc.).	

The costs per square meter are based on fit-out area measured to the inner face of the perimeter wall.

MAJOR RATES FOR SELECTED ASIAN CITIES (Cont'd)

DESCRIPTION	UNIT	MANILA	INDIA ⁶	BANGKOK [#]	HO CHI MINH [#]	JAKARTA [#]
		PHP	INR	BAHT	VND	IDR
1. Excavating basement ≤ 2.00m deep	m ³	300 - 450	281	125 - 160	80,540	70,000
2. Excavating for footings ≤ 1.50m deep	m ³	538	267	150 - 190	80,540	100,000
3. Remove excavated materials off site	m ³	350 - 700	N/A	125 - 160	94,230	50,000
4. Hardcore bed blinded with fine materials	m ³	1,400 - 1,800	5,200 - 5,480	680 - 790	727,670	650,000
5. Mass concrete grade 15	m ³	4,500	7,038	2,300 - 2,700	1,866,130	1,150,000
6. Reinforced concrete grade 30	m ³	6,500 - 7,500	8,737	2,800 - 3,470	2,221,480	1,250,000
7. Mild steel rod reinforcement	kg	52 - 55	78	28 - 31	20,990	15,000
8. High tensile rod reinforcement	kg	52 - 55	72 - 75	28 - 31	20,550	15,000
9. Sawn formwork to soffits of suspended slabs	m ²	950 - 1,200	735 - 774	450 - 500	255,750	250,000
10. Sawn formwork to columns and walls	m ²	1,200 - 1,400	832 - 850	450 - 500	309,030	220,000
11. 112.5mm thick brick walls	m ²	N/A	1,316 - 1,360	650 - 890	313,040	275,000
12. "Kliplok Colorbond" 0.64mm profiled steel sheeting	m ²	1,500	2,006 - 2,059	1,200	459,420 - 647,140	375,000

13. Aluminium casement windows, single glazed	m ²	16,000 ^Q	6,720 - 7,205	7,600	7,055,180	1,850,000
14. Structural steelwork - beams, stanchions and the like	kg	180	154	55 - 80	49,250	43,000
15. Steelwork - angles, channels, flats and the like	kg	160	154	55 - 80	49,250	45,000
16. 25mm cement and sand (1:3) paving	m ²	450 - 700	582 - 642	220 - 275	116,350	120,000
17. 20mm cement and sand (1:4) plaster to walls	m ²	500 - 700	514 - 550	250 - 295	159,440	120,000
18. Ceramic tiles bedded to floor screed (measured separately)	m ²	1,900 - 2,500	1,966 - 1,998	1,200	668,090	250,000
19. 12mm fibrous plasterboard ceiling lining	m ²	1,400 - 1,700	1,605 - 1,772	850 - 950	248,590	220,000
20. Two coats of emulsion paint to plastered surfaces	m ²	500 - 800	229 - 255	140 - 180	102,530	40,000
Average expected preliminaries	%	12 - 18	9 - 13	12 - 18	8 - 12	8 - 10

The above costs are at **4th Quarter 2024** levels and are based on lump sum fixed price contract rates exclusive of preliminaries and contingencies.

^Q Rate for aluminium with anodized finish; 6mm thick.

[#] Rates are nett of VAT.

⁶ Based on projects in Bangalore and are nett of GST. Mumbai costs are generally 9% higher.

Source of data: **India** - Arkind LS Private Limited. **Bangkok** - Mentabuild Limited. **Ho Chi Minh** - DLS Consultant Company Limited. **Jakarta** - PT Lantera Sejahtera Indonesia.

CONSTRUCTION COST SPECIFICATION

BUILDING TYPE	OUTLINE SPECIFICATION
DOMESTIC	
Apartments, high rise, average standard	Apartment units with fit-out, including air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings and loose furniture
Apartments, high rise, high end	Apartment units with good quality fit-out, including air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings and loose furniture
Terraced houses, average standard	Houses with fit-out, including air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings, loose furniture, garden and parking
Detached houses, high end	Houses with good quality fit-out, including air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings, loose furniture, garden and parking
OFFICE / COMMERCIAL	
Medium/high rise offices, average standard	RC structure, curtain wall/window wall, including public area fit-out, tenant area with screeded floor, painted wall and ceiling
High rise offices, prestige quality	RC structure, curtain wall, including public area fit-out, tenant area with raised floor, painted wall and false ceiling

Out-of-town shopping centre, average standard	Including public area fit-out and M&E, but <u>excluding</u> shop fit-out
Retail malls, high end	
HOTELS	
Budget hotels - 3-star, mid market	1) Including interior decoration, furniture (fixed and movable), and special light fittings (chandeliers, etc.) 2) Excluding Operating Supplies and Equipment (OS&E).
Business hotels - 4/5-star	
Luxury hotels - 5-star	
INDUSTRIAL	
Industrial units, shell only (Conventional single storey framed units)	RC structure with steel roof and M&E to main distribution, but <u>excluding</u> a/c, and tenant fit-out
Owner operated factories, low rise, light weight industry	RC structure, including ancillary office with simple fit-out and M&E, but <u>excluding</u> a/c

37 CONSTRUCTION COST SPECIFICATION (Cont'd)

BUILDING TYPE	OUTLINE SPECIFICATION
OTHERS	
Underground/basement car parks (<3 levels)	RC structure
Multi storey car parks, above ground (<4 levels)	RC structure, natural ventilation, no facade enclosure
Schools (primary and secondary)	Government standard and provisions
Students' residences	University standard
Sports clubs, multi purpose sports/leisure centres (dry sports)	Dry sports (no swimming pool) and are for 'leisure centre' type schemes including main sports hall, ancillary sports facilities, changing and showers, restaurant / cafe, bar, etc. Costs include a/c, Furniture, Fittings and Equipment (FF&E)
General hospitals - public sector	Excluding medical and operating equipment

Notes:

1. 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 figures shown.
2. The costs per square metre are based on Construction Floor Areas (CFA) measured to the outside face of the external walls / external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.
3. The costs include foundation and substructure.
4. All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site conditions. The costs exclude site formation works, external works, land cost, professional fees, finance and legal expenses.
5. The standard for each category of building varies from region to region and do not necessary follow that of each other.
6. Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS

1.0 NOTES

1. The costs for the respective types and categories of buildings are based on competitive tender prices with typical construction periods and normal contract arrangements. As they are average costs without based on a particular design, the actual construction cost of a particular building on a particular site may show a disparity up or down.
2. In the Building Cost Data sheets, the average costs are quoted in per m² gross floor area (GFA) basis. The conversion ratios of gross floor area to construction floor area (CFA) are based on the following assumptions :
 - Office Buildings - GFA : CFA = 1 : 1.20;
 - Residential Buildings - GFA : CFA = 1 : 1.10;
 - Hotel - GFA : CFA = 1 : 1.35;
 - Shopping Centres - GFA : CFA = 1 : 1.20 and
 - Industrial Buildings - GFA : CFA = 1 : 1.20.

The ratios have included facilities of M&E, bay windows, covered open areas but not included internal transport facilities (e.g. carparks, loading/ unloading bays and the like), clubhouse, balconies and utility platforms.

3. The costs are exclusive of design fees, specialist consultants' fees, project management fees and the like.
4. When using the information stated in this publication for preliminary estimation of building costs, users must bear in mind that the data should be used in conjunction with the Checklist for Estimation of Building Costs in Section 3 and take into account the notes stated in the Remarks against each cost item.

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.1 Office Buildings		
Medium quality	\$ 27,300/m ²	For building quality, please refer to Section 2.1 for an indication of the level of finishes and specification for office buildings. All average costs for office buildings are provided based on the following assumptions: (1) Bored pile foundations of average 25 m deep; (2) Building height: about 150 m; (3) Scale of development not less than 18,000 m ² GFA and not more than 80,000 m ² GFA; and <u>do not include</u> the following: (1) Site formation; (2) External works; (3) Tenants' fitout and office equipment; (4) Furniture; (5) Car parking, loading/unloading facilities.
High quality	\$ 35,600/m ² & above	
Very high quality	\$ 44,000/m ² & above	
External Works (unit costs in external works area)		
Medium quality standard	\$ 7,100/m ²	Include hard and soft landscaping, landscaped lighting, roadworks and emergency vehicular access within site, water features, minor buildings, garden furniture, irrigation, etc. as well as reinstatement of pavings, run-ins and connection charges; podium landscaped roof, roadworks and emergency vehicular access, external deck, ground level open areas should be included in external works area calculation.
High quality standard	\$ 9,100/m ² & above	
Tall/Low building adjustment :		
For building height less than 50 m	add 3% to 5% on cost of buildings	For buildings over 200m, professional advice should be sought.
For building height more than 150 m	add 5% to 10% on cost of buildings	
Development scale adjustment :		
For development less than 18,000 m ² GFA	add 5% to 10% on cost of buildings	
For development more than 80,000 m ² GFA	<u>deduct</u> 5% on cost of buildings	

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m² GFA 1st Quarter 2023	Remarks
1.2 Residential Buildings		
For apartment buildings :		For building quality, please refer to Section 2.2 for an indication of the level of finishes and specification for apartment buildings.
Ordinary finishes	\$ 21,400/m²	<p>All average costs for residential buildings are provided based on the following assumptions:</p> <p>(1) Bored pile foundations of average 25 m deep for apartment buildings; pad/raft foundation for houses development;</p> <p>(2) Building height: about 150 m for apartment buildings; about 15 m for houses;</p> <p>(3) Scale of development not less than 10,000 m² GFA and not more than 50,000 m² GFA for apartment buildings; and <u>do not include</u> the following:</p> <p>(1) Site formation;</p> <p>(2) External works;</p> <p>(3) Air-conditioning;</p> <p>(4) Appliances and loose furniture & fittings;</p> <p>(5) Car parking, loading/unloading facilities;</p> <p>(6) Residents' clubhouse.</p>
Enhanced finishes	\$ 24,700/m²	
High quality finishes	\$ 32,900/m²	
Very high quality finishes	\$ 41,700/m² & above	
For houses (including carport underneath) :		
Enhanced finishes	\$ 35,800/m²	
High quality finishes	\$ 47,000/m²	
Very high quality finishes	\$ 60,200/m² & above	
External Works (unit costs in external works area)		
Ordinary standard	\$ 4,750/m²	<p>(1) Include hard and soft landscaping, landscaped lighting, road works and emergency vehicular access within site, water features, minor buildings, garden furniture, irrigation, etc. as well as reinstatement of pavings, run-ins and connection charges; podium landscaped roof, roadworks and emergency vehicular access, external deck, ground level open areas should be included in external works area calculation.</p> <p>(2) These unit rates are not applicable to private gardens in low rise developments, the cost of which should be allowed as a separate item as appropriate.</p>
Enhanced standard	\$ 7,100/m²	
High quality standard	\$ 9,100/m² & above	
Air-conditioning :		<p>(1) Central A/C sometimes for very high quality apartments with large flat size;</p> <p>(2) Packaged A/C sometimes for houses and some very high quality apartments;</p> <p>(3) Window/ Split type A/C generally applicable for residential buildings.</p>
Central A/C	\$ 2,730/m²	
Packaged A/C	\$ 1,590/m²	
Window/Split type A/C	\$ 890 to \$ 1050/m²	
Appliances :		<p>Refrigerator / fridge-freezer, washer dryer, gas / electric hob, exhaust hood and microwave oven.</p> <p>In addition, kitchen TV, dishwasher, oven, coffee machine, wine cellar, etc. may be provided for high quality and very high quality standard.</p>
Ordinary standard	Not applicable	
Enhanced standard	\$ 790/m²	
High quality standard	\$ 1,560/m²	
Very high quality standard	\$ 2,110/m²	

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.2 Residential Buildings (Cont'd)		
Tall/Low buildings adjustment :		
For building height less than 30m	add 3% to 5% on cost of buildings	(1) Not applicable to houses;
For building height more than 150m	add 5% to 10% on cost of buildings	(2) For buildings over 200m, professional advice should be sought.
Clubhouse :		
Ordinary finishes	\$ 34,800/m ² clubhouse area	(1) Clubhouse cost includes fitting out, built-in fittings and furniture, loose furniture and furnishing, equipment complete and does not include indoor swimming pool; (2) Outdoor recreational facilities have to be considered separately.
Enhanced finishes	\$ 39,300/m ² clubhouse area	
High quality finishes	\$ 45,700/m ² clubhouse area	
Very high quality finishes	\$ 55,300/m ² clubhouse area & above	
Swimming pool (incl. pool side facilities) :		
Outdoor pool		Part of a building, exclude piling but include plant and associated pipe works.
- Pool	\$ 15,600/m ² pool area & above	
- Open pool deck	\$ 4,020/m ² open pool deck & above	
Indoor pool	\$ 40,100/m ² building area & above	Cost of enclosed pool with ventilation, changing facilities, possible glass roof.
Pump house & storm water storage tank	See Remarks	Depends on size/capacity; underground or above ground.
Sewage treatment facilities	See Remarks	Case by case, professional engineer's advice be sought.
Development scale adjustment :		Applicable to apartment buildings only.
For development less than 5,000m ² GFA	add 20%-30% on cost of buildings	
For development less than 10,000m ² GFA	add 10%-15% on cost of buildings	
For development more than 50,000m ² GFA	deduct 5% on cost of buildings	
Residential apartment building with extensive number of studio flats/ 1-bed units	add 20%-40% on total building cost	Applicable to apartment buildings with over 60% of the total number of units being studio flats or 1-bed units.

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.3 Hotels		
Three-Star	\$ 46,300/m ²	For building quality, please refer to Section 2.3 for an indication of the level of finishes and specification for hotels which is in general in line with the hotel classification by Hong Kong Tourism Board. All average costs for hotels are provided based on the following assumptions: (1) Bored pile foundations of average 25 m deep; (2) Building height: about 150 m; (3) Scale of development not less than 10,000 m ² GFA and not more than 50,000 m ² GFA; (4) Average room size (gross): 3-Star - 55 to 70 m ² GFA; 4-Star - 65 to 90 m ² GFA and 5-star - 80 to 100 m ² GFA; (5) Fitting out, furnishing, furniture and equipment have been included in the unit cost; and <u>do not include</u> the following: (1) Site formation; (2) External works; (3) Covered or open car parking, loading/unloading facilities; (4) Basement construction, if any; (5) Design mock-up rooms; (6) Artworks and sculptures; (7) Operating equipment, supplies and amenities; (8) Pre-opening expenses; (9) Working capital and administrative expenses.
Four-Star	\$ 52,400/m ²	
Five-Star	\$ 58,500/m ² & above	
External Works (unit costs in external works area)		
Three-Star	\$ 7,100/m ²	Include hard and soft landscaping, landscaped lighting, roadworks and emergency vehicular access within site, water features, minor buildings, garden furniture, irrigation, etc. as well as reinstatement of pavings, run-ins and connection charges; podium landscaped roof, roadworks and emergency vehicular access, external deck, ground level open areas should be included in external works area calculation.
Five-Star	\$ 9,100/m ² & above	
Tall/Low building adjustment :		
For building height less than 50 m	add 3% to 5% on cost of buildings	For buildings over 200m, professionals' advice should be sought.
For building height more than 150 m	add 5% to 10% on cost of buildings	

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.3 Hotels (Cont'd)		
Swimming pool (incl. pool side facilities) :		
Outdoor pool		
- Pool	\$ 15,600/m2 pool area & above	Part of a building, exclude piling but include plant and associated pipe works.
- Open pool deck	\$ 4,020/m2 open pool deck & above	
Indoor pool	\$ 40,100/m2 building area & above	Cost of enclosed pool with ventilation, changing facilities, possible glass roof.
Development scale adjustment :		
For development less than 10,000 m ² GFA	add 5% to 10% on cost of buildings	
For development more than 50,000 m ² GFA	<u>deduct</u> 5% on cost of buildings	

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.4 Shopping Centres		
For shopping centres:		For building quality, please refer to Section 2.4 for an indication of the level of finishes and specification for shopping centres.
Medium quality	\$ 35,100/m ²	All average costs for shopping centres are provided based on the following assumptions: (1) Pre-bored H pile foundations of average 25 m deep; (2) Building height: about 30 m; (3) Scale of development not less than 20,000 m ² GFA and not more than 50,000 m ² GFA; and <u>do not include</u> the following: (1) Site formation; (2) External works; (3) Covered or open car parking, loading/unloading facilities; (4) Basement Construction; (5) Fit-out, furniture, furnishing, equipment, decorative lighting and building services distribution inside tenant areas; (6) Video wall, sound system, show effects, etc. (7) Kiosk / stall / cart / artwork and sculptures, if any.
High quality	\$ 42,500/m ²	
External Works (unit costs in external works area)		
Medium quality standard	\$ 7,100/m ²	Include hard and soft landscaping, landscaped lighting, roadworks and emergency vehicular access within site, water features, minor buildings, garden furniture, irrigation, etc. as well as reinstatement of pavings, run-ins and connection charges; podium landscaped roof, roadworks and emergency vehicular access, external deck, ground level open areas should be included in external works area calculation.
High quality standard	\$ 9,100/m ² & above	
Tall/Low buildings adjustment :		
For building height less than 15 m	add 5% to 10% on cost of buildings	
Large span area, e.g. Cinemas, ice-skating rink, etc. pre-stressed concrete / steel structure for column free areas	\$ 6,600/m ² column free area	This is an extra over item for structure.

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.4 Shopping Centres (Cont'd)		
Development scale adjustment :		
For development less than 20,000m ² GFA	add 5% to 10% on cost of buildings	
For development more than 50,000m ² GFA	<u>deduct</u> 5% on cost of buildings	

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.5 Industrial Buildings		
For industrial buildings (more than 10-storey high):		For building quality, please refer to Section 2.5 for an indication of the level of finishes and specification for industrial buildings.
Average quality, heavy loadings (Floor load 2,500 kg/m ²)	\$ 20,100/m ²	All average costs for industrial buildings are provided based on the following assumptions: (1) Pre-bored H pile foundations of average 25 m deep; (2) In-situ reinforced concrete structure; (3) Scale of development not less than 20,000 m ² GFA and not more than 50,000 m ² GFA; and <u>do not include</u> the following: (1) Site formation; (2) External works; (3) Covered or open car parking, loading/unloading facilities; (4) Partitions for internal sub-divisioning for industrial areas; (5) Air conditioning and special M/E provision; (6) Furniture, factory/production equipment and security system; (7) Racking system for storage, material handling equipment and hoisting facilities.
Better quality, high rise (Floor load 730 kg/m ²)	\$ 18,900/m ²	
Average quality, high rise (Floor load 730 kg/m ²)	\$ 18,400/m ²	
Low quality, high rise (Floor load 730 kg/m ²)	\$ 17,100/m ²	
For Low rise industrial buildings (about 6-storey high with normal foundations)		
Average quality (Floor load 730 kg/m ²)	\$ 16,600/m ²	
External Works (unit costs in external works area)		
Medium quality standard	\$ 4,130/m ²	Include hard and soft landscaping, landscaped lighting, road works and emergency vehicular access within site, minor buildings, irrigation, etc. as well as reinstatement of pavings, run-ins and connection charges; podium road works and emergency vehicular access, ground level open areas should be included in external works area calculation.
High quality standard	\$ 5,350 to \$ 6,500/m ²	
Air-conditioning :		
Central A/C	\$ 2,730/m ²	
Packaged A/C	\$ 1,590/m ²	
Window/Split type A/C	\$ 890 to \$ 1050/m ²	

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.5 Industrial Buildings (Cont'd)		
Development scale adjustment :		
For development less than 20,000m ² GFA	add 5% to 10% on cost of buildings	
For development more than 50,000m ² GFA	<u>deduct</u> 5% on cost of buildings	

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost \$/m ² GFA 1st Quarter 2023	Remarks
1.6 Other Buildings		
Tenement Buildings		
Low quality, high rise (include common podium if any)	\$ 14,300/m ²	e.g. Commercial/Residential buildings over 6/S in poor Zone I areas.
Low quality, low rise	\$ 13,600/m ²	e.g. 6/S Commercial/Residential buildings in poor Zone I areas.
Village Houses		
Village House, High Quality	\$ 17,000/m ²	e.g. Village house for sale with tile aprons and decorative balconies (N.T. district only)
Village House, Medium Quality	\$ 14,300/m ²	e.g. 3 storeys village house
Village House, Low Quality	\$ 12,700/m ²	e.g. Village house built for villagers, excluding site formation and external works (N.T. district only) The above costs are based on normal foundations and exclude site formation and external works.
School	\$ 32,000/m ²	e.g. 30 classrooms subvented secondary school standard.
Industrial / Office Buildings		
Average quality	\$ 20,300 to \$ 26,000/m ²	Exclude air-conditioning, carparking, loading / unloading; Adjustments for development scale and accessibility shall be applied.
Air conditioning	\$ 2,650 to \$ 2,800/m ²	On air-conditioned areas only; exclude distribution inside each unit; cost depends on provision.

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost 1st Quarter 2023	Remarks
1.7 Other costs (applicable to all types of buildings)		
Site formation (cost per m2 site area)	\$ 270 to \$ 685/m2 site area	Assume 1 m thick general oversite excavation, site clearance, etc. For sloping sites or sites with special constraints, extra site formation costs may be incurred, this will be subject to professional engineers and QS's advice.
Slope works, retaining structures, shoring, anchors	See Remarks	(1) Retaining structures minimum @ \$10,700/m2 wall area (not exceeding 4 m high); (2) Soldier pile wall with excavation lateral supports @ \$14,900/m2 soldier pile wall area; (3) Soil anchor of 1.5 m c/c average 10 m long @ \$8,000/No.
Abnormal foundations	Additional foundation costs subject to professional engineers and QS's advice	(1) Underpinning to adjacent buildings; (2) pilings > 30 m deep; (3) piling on slope; (4) congested and very small site less than 200 m2, etc.
Glass aluminium curtain walling to elevations (for residential)	add \$ 3,150 to \$ 3,650/m2 curtain wall area	
Basement construction for hotels or shopping centres (except carpark which would be considered below)	add \$ 11,300 to \$ 20,800/m2 basement area (CFA basis)	This cost item is for the specific areas located in basement and hence provides an extra cost for basement excavation, temporary shoring and strutting, screen walls and waterproofing, etc. The basic cost of functional area has been considered in CFA : GFA ratio and included in the basic unit rates in Sections 1.3 and 1.4 for hotels and shopping centres respectively. Advisable to obtain Professional Engineers' advice on methodology of construction for Basement (4 or more levels).
Road formation, access road construction and road widening	\$ 1,460/m2 road formation area	
Footbridges & flyovers :		
Uncovered footbridge	\$ 31,900/m2 footbridge area	
Extra cost of escalators & lifts	\$ 3,570,000/No. lift/escalator	Allowance for lift or escalator including associated foundations, builder's works and MEP.
Extra cost of footbridge cover	\$ 10,700/m2 & above	Depends on type and material use; normally covered bridge would come with enhanced sides of bridge.
Car parking, loading/unloading facilities :		
Podium (above ground)	\$ 12,000 to \$ 14,500/m2 CFA	External wall / open sides, no decorative louvres, with paint or ceramic facing tiles to façade.
Basement (1 level)	\$ 30,200/m2 CFA & above	With temporary ELS, excavation; permanent reinforced concrete screen walls, subsoil drainage, waterproofing, etc.
Basement (2 levels)	\$ 29,400/m2 CFA & above	Ditto.
Basement (3 levels)	\$ 32,900/m2 CFA & above	Advisable to obtain Professional Engineers' advice on methodology of construction.
Basement (4 levels)	\$ 39,500/m2 CFA & above	Advisable to obtain Professional Engineers' advice on methodology of construction.
Basement (5 or more levels)	See Remarks	Advisable to obtain Professional Engineers' advice on methodology of construction.

1.0 BUILDING COST DATA FOR PRIVATE SECTOR DEVELOPMENTS (Cont'd)

Descriptions	Average cost 1st Quarter 2023	Remarks
1.7 Other costs (applicable to all types of buildings) (Cont'd)		
Demolition of existing building	\$ 1,950 to \$ 2,450/m2 of floor area to be demolished	Include fence boarding / covered walkway / protective screen, monitoring check points, asbestos removal, temporary supports, disposal charging costs, etc.
Games hall	\$ 25,700/m2	Exclude games equipment and air-conditioning
Bowling Centre	\$ 24,000/m2	Include air-conditioning but exclude bowling equipment
Open car park	\$ 1,060/m2 carpark area	Include general lighting but exclude underground utilities
Recreational ground	\$ 9,900/m2 ground area	Include playground equipment and seating etc., but exclude rides and theming
Football pitch (a) turfed (b) tarmac	\$ 2,630,000/No. \$ 4,130,000/No.	Include fencing but exclude lighting, underground drains and irrigation system.
Basketball court (outdoor)	\$ 877,000/No.	Include fencing and lighting but exclude underground utilities
Tennis court (outdoor)	\$ 1,570,000/No.	Hard court including fencing and lighting but exclude underground utilities
Squash court including viewing gallery (indoor)	\$ 1,787,000/No.	Include building fabric and air-conditioning
Golf course (18 holes)	\$ 140 Million/course	Exclude major site formation and club house.
Petrol filling station	\$ 16,800/m2 station area	Exclude underground oil tank and equipment.
Pump house	\$ 13,100/m2 pump house area	Exclude equipment
Development location/ accessibility adjustment :		
Projects in Peak Areas and remote area in New Territories	add 5% to 15% on total building cost	
Projects in outlying islands without proper vehicular access	add 25% to 40% on total building cost	
Restricted access to site (either physically or by permitted working hours)	add 5% to 15% on total building cost	

2.0 OUTLINE SPECIFICATION

2.1 OUTLINE SPECIFICATION FOR OFFICE BUILDINGS

	<u>Medium Quality</u>	<u>High Quality</u>	<u>Very High Quality</u>
External wall/façade	Window / window wall with tiling to walls	All glass curtain wall	Curtain wall with façade lighting and window cleaning equipment
Lavatories	Ceramic tiles to floor and wall, painting ceiling / suspended ceiling	Marble / granite to floor and wall / dado, metal ceiling	Similar to High Quality with stone moulding
	Proprietary toilet cubicles	High quality proprietary toilet cubicles	High quality proprietary/stone finishes toilet cubicles
Main and typical lobbies	Marble tiles to floor and wall; metal suspended ceiling	Marble/ granite to floor and wall; metal panel ceiling	Similar to High Quality with stone moulding; metal panel suspended ceiling
Office areas	Cement and sand paving; No finish to wall and ceilings	Cement and sand paving, some with carpet tiles; Painted wall and acoustic tile suspended ceiling	Cement and sand paving with carpet tiles; Painted wall and integrated suspended ceiling
Raised floor	Not provided	Sometimes provided	Provided
Air-conditioning	Provided	Provided	Provided; VAV System

2.1 OUTLINE SPECIFICATION FOR OFFICE BUILDINGS (Cont'd)

	<u>Medium Quality</u>	<u>High Quality</u>	<u>Very High Quality</u>
M & E provision	Ordinary lift speed and capacity	Enhanced lift speed and capacity	High speed lift with more sophisticated provisions such as information display, access card control, etc.
		Wi-Fi provision at Entrance lobby	Wi-Fi connection at most of the public areas, Cat. 5e fibre optic cables
			Dual feed electricity supply
			Generators for tenants back-up power supply
			Dedicated 24-hour chilled water supply with backup generator

2.2 OUTLINE SPECIFICATION FOR RESIDENTIAL BUILDINGS

	<u>Ordinary Finishes</u>	<u>Enhanced Finishes</u>	<u>High Quality Finishes</u>	<u>Very High Quality Finishes</u>
External wall finishes	Glass mosaic tiles	Combination of glass mosaic tiles and ceramic facing tiles	Ceramic facing tiles generally; granite / stone cladding with moulding to lower floors	Marble / granite / metal cladding with stone moulding
Windows	Natural anodised aluminium	Bronze anodised aluminium or fluorocarbon colour coated aluminium	Curtain wall and window cleaning equipment	Similar to High Quality with façade lighting and features
Bathrooms	Ceramic tiles to floor and wall; paint to ceiling	Ceramic tiles to floor and wall; paint to ceiling	Marble/ granite to floor and wall/ dado; metal ceiling	Similar to High Quality with stone moulding
Main lobby	Ceramic tiles to floor and wall; paint to ceiling	Ceramic tiles to floor and wall, sometimes marble; paint to ceiling, sometimes false ceiling	Marble / granite to floor and wall; gypsum board suspended ceiling with paint	Similar to High Quality with stone moulding; gypsum board/ timber/ metal ceiling with decorative feature
Typical lobbies	Ceramic tiles/ paint to floor and wall; paint to ceiling	Ceramic tiles/ paint to floor and wall; paint to ceiling	Reconstituted stone/ timber panel to floor and wall; gypsum board suspended ceiling with paint	Marble/ granite to floor and wall with stone moulding; gypsum board/ timber/ metal ceiling
Living rooms, dining rooms, bedrooms	Timber mosaic flooring (150 x 150mm)	Timber parquet flooring (300 x 300mm)	Engineered timber/ Timber strip flooring	Engineered timber/ timber strip flooring/ marble/ granite foyer/ hall
Window sill boards, bay windows	Timber	Timber	marble / granite	Marble / granite
Bedroom closets	Not provided	Sometimes provided	Provided	Provided
Marble counter-tops in kitchens and bathrooms	Not provided	Sometimes provided	Provided	Provided
Kitchen cabinets	Minimal provision	Locally fabricated	Middle range proprietary product [HK\$73,000 to HK\$211,000 per kitchen]	Upper range proprietary product [HK\$258,000 to HK\$660,000 per kitchen]

2.2 OUTLINE SPECIFICATION FOR RESIDENTIAL BUILDINGS (Cont'd)

	<u>Ordinary Finishes</u>	<u>Enhanced Finishes</u>	<u>High Quality Finishes</u>	<u>Very High Quality Finishes</u>
Ironmongery	Ordinary quality [Bonco, Bauhaus or equivalent flat entrance lockset]	Better quality [Bonco, Bauhaus or equivalent flat entrance lockset]	Good quality [Schlage, Baldwin or equivalent flat entrance lockset]	High quality designer items [Schlage, Baldwin or equivalent flat entrance lockset]
Sanitary fittings	Ordinary quality [Kohler / Roca / Vitra or equivalent major fittings with Hansgrohe / Zucchetti or equivalent mixer]	Better quality [Kohler / Roca / Vitra or equivalent major fittings with Hansgrohe / Zucchetti or equivalent mixer]	Good quality [Duravit / Flaminia / Villeroy & Boch or equivalent major fittings with Dornbracht / Fantini / Grohe/ Gessi or equivalent mixer]	High quality designer items [Duravit / Flaminia / Villeroy & Boch or equivalent major fittings with Dornbracht / Fantini / Grohe/ Gessi or equivalent mixer]
Air-conditioning (Note: Costs to be accounted for separately)	Not provided	Provided	Provided; Split-type air-conditioning	Split-type/ packaged/ central air-conditioning
M & E provision	Basic provisions	Enhanced lift speed and capacity Provision of more socket outlets and T.V. / F.M. outlets More advanced security system	Enhanced lift speed and capacity Provision of more socket outlets and T.V. / F.M. outlets More advanced security system	Similar to High Quality and with more sophisticated provisions Home automation, enhanced security system, etc.; may be provided
Electrical Appliances : Refrigerators; Washing machines; Cookers; Exhaust Hoods (Note: Costs to be accounted for separately)	Not provided	Sometimes provided; (\$ 790/m2)	Provided; (\$ 1,560/m2)	Provided; some European made appliances; kitchen T.V. provided; (\$ 2,110/m2)

2.3 OUTLINE SPECIFICATION FOR HOTELS

	<u>Three-Star</u>	<u>Four-Star</u>	<u>Five-Star</u>
External wall/façade	Window / window wall / curtain wall with tiling to walls	Window / window wall / curtain wall with tiling to walls	Curtain wall with stone to walls and facade lighting and window cleaning equipment
Entrance lobby	Marble / granite slab / carpet to floor; marble / granite wall tiling / timber wall panelling / wall paper; gypsum board suspended ceiling	Marble / granite slab / carpet to floor; marble / granite wall tiling / timber wall panelling / wall paper; gypsum board suspended ceiling	Marble / granite flooring and wall lining / tiling; decorative gypsum board suspended ceiling with feature and light trough
Food & Beverage	Marble / granite slab / carpet / timber to floor; timber wall panelling / wall paper; decorative / gypsum board suspended ceiling	Marble / granite slab / carpet / timber to floor; marble / granite wall lining / timber wall panelling / wall paper; decorative / gypsum board suspended ceiling	Marble / granite slab / carpet / timber to floor; marble / granite wall lining / featured wall / timber wall panelling / wall paper; decorative gypsum board suspended ceiling with feature and light trough
Ballroom / function / meeting rooms	Not provided	Carpet floor; timber wall panelling / wall paper / acoustic lining; decorative / gypsum board suspended ceiling	Carpet floor; timber wall panelling / wall paper / acoustic lining; decorative gypsum board suspended ceiling with feature and light trough
Lavatories (front of house area)	Marble / granite tiling to floor and wall / dado, gypsum board suspended ceiling	Marble / granite tiling to floor and wall / dado, gypsum board suspended ceiling	Marble / granite flooring and wall tiling; decorative gypsum board suspended ceiling
	Proprietary / Stone finishes toilet cubicles	Proprietary / Stone finishes toilet cubicles	High quality proprietary / stone finishes toilet cubicles

2.3 OUTLINE SPECIFICATION FOR HOTELS (Cont'd)

	<u>Three-Star</u>	<u>Four-Star</u>	<u>Five-Star</u>
Typical lift lobbies	Carpet / Marble tiling to floor; wall paper; gypsum board suspended ceiling	Carpet / Marble tiling to floor; wall paper; gypsum board suspended ceiling	Marble / granite to floor; wall paper / timber / mirror panel; decorative gypsum board suspended ceiling
Guestroom floor corridors	Carpet flooring, wall paper / painted wall; gypsum board suspended ceiling	Carpet flooring, wall paper / painted wall; gypsum board suspended ceiling	High quality carpet flooring, wall paper / fabric / timber panel; gypsum board suspended ceiling
Guestroom (bedroom)	Carpet flooring, wall paper / painted wall and ceiling with bulkhead over foyer	Carpet flooring, wall paper / painted wall and ceiling with bulkhead over foyer	High quality carpet flooring, wall paper / fabric / timber panel; gypsum board suspended ceiling over foyer (some hotels extended the ceiling to sleeping area)
Guestroom (bathroom)	Marble / granite tiling to floor and wall / dado, water-resistant gypsum board suspended ceiling	Marble / granite tiling to floor and wall / dado, water-resistant gypsum board suspended ceiling	Marble / granite to floor and wall, water-resistant gypsum board suspended ceiling
Sanitary fittings	Better quality [Kohler / Roca / Vitra or equivalent major fittings with Hansgrohe / Zucchetti or equivalent mixer]	Good quality [Kohler / Roca / Vitra or equivalent major fittings with Hansgrohe / Zucchetti or equivalent mixer]	High quality [Duravit / Flaminia / Villeroy & Boch or equivalent major fittings with Dornbracht / Fantini / Grohe/ Gessi or equivalent mixer]
M & E provision	Wi-Fi provision at Entrance lobby	Enhanced lift speed and provisions Wi-Fi provision at Entrance lobby; sometimes provided to guestrooms	Enhanced lift speed and provisions Wi-Fi connection at most of the hotel areas (including guestrooms)

2.4 OUTLINE SPECIFICATION FOR SHOPPING CENTRES

	<u>Medium Quality</u>	<u>High Quality</u>
External wall/façade	Window / window wall with tiling / cladding to walls	Curtain wall / glass wall / stone with façade lighting and window cleaning equipment
Roof	Sometimes with skylight provision	With skylight provision
Shopfront	Provided	Provided with elegant shop signband and lighting
Entrance lobby / Lift lobby / Arcades	Homogeneous / marble / granite tiling to floor; homogeneous tiling / aluminium wall panel; gypsum board suspended ceiling	Marble / granite lining / tiling to floor and wall / GRG cladding; gypsumboard / GRG ceiling
Atrium	Glazed balustrades with metal cladding to spandrel beams	Decorative balustrades with top rails with metal / marble claddings to spandrel beams
Lavatories	Marble / ceramic tiling with waterproofing to floor and wall; metal ceiling Proprietary toilet cubicles	Marble / granite with waterproofing to floor and wall; metal ceiling High quality proprietary / stone finishes toilet cubicles

2.4 OUTLINE SPECIFICATION FOR SHOPPING CENTRES (Cont'd)

	<u>Medium Quality</u>	<u>High Quality</u>
Tenant's area	Cement and sand paving to floor; plaster finish to wall and ceiling	Cement and sand paving to floor; painted wall and ceiling
Sanitary fittings	Better quality [Kohler / Roca / Vitra or equivalent major non-auto sanitary fittings with Hansgrohe / Zucchetti or equivalent mixer]	Good quality [Duravit / Flaminia / Villeroy & Boch or equivalent major auto / sensor / water-saving sanitary fittings] with Dornbracht / Fantini / Grohe / Gessi or equivalent mixer
Fittings and Sundries		TV wall provision
Air-conditioning	Provided; AHU / PAU / FCU	Provided; AHU / PAU / FCU
M & E provision	Lift & escalator provision	Enhanced lift & escalator with more sophisticated provisions such as information display etc. Observation lift may be provided

2.5 OUTLINE SPECIFICATION FOR INDUSTRIAL BUILDINGS

	<u>Average quality heavy loadings / high rise</u>	<u>Better quality high rise</u>	<u>Low quality high rise</u>	<u>Average quality Low rise</u>
External wall/façade	Window / tiling / spray paint and screed	Window / window wall with tiling / cladding to walls	Window / external plaster and spray paint	Window / tiling and screed
Factory / Storage / Cargo platform	Cement and sand paving with hardener trowelled smooth; internal plaster and paint to wall and ceiling	Cement and sand paving with hardener trowelled smooth; internal plaster and paint to wall and ceiling	Cement and sand paving with hardener trowelled smooth; internal plaster and paint to wall and ceiling	Cement and sand paving with hardener trowelled smooth; internal plaster and paint to wall and ceiling
M&E room	Cement and sand paving with hardener to floor; painted wall and ceiling	Cement and sand paving with hardener to floor; painted wall and ceiling	Cement and sand paving with hardener to floor; painted wall and ceiling	Cement and sand paving with hardener to floor; painted wall and ceiling
Office	Vinyl flooring and painted wall and ceiling	Vinyl flooring, painted wall and acoustic tile suspended ceiling	Cement and sand paving to floor; painted wall and ceiling	Vinyl flooring and painted wall and ceiling
G/F Entrance lobby	Homogenous tiling to floor and wall; gypsum board suspended ceiling	Reconstituted granite tile to floor and wall; gypsum board suspended ceiling	Homogenous tiling to floor; painted wall and ceiling	Homogenous tiling to floor and wall; gypsum board suspended ceiling
Toilets	Ceramic floor tiling and waterproofing / tiled dado to wall; painted ceiling	Ceramic tiling and waterproofing to floor and wall; metal panel suspended ceiling	Ceramic floor tiling and waterproofing / tiled dado to wall; painted ceiling	Ceramic floor tiling and waterproofing / tiled dado to wall; painted ceiling
Typical passenger lift lobbies	Ceramic tiling to floor; painted wall and ceiling	Ceramic tiling to floor and wall; acoustic tile suspended ceiling	Cement and sand paving to floor; painted wall and ceiling	Ceramic tiling to floor; painted wall and ceiling