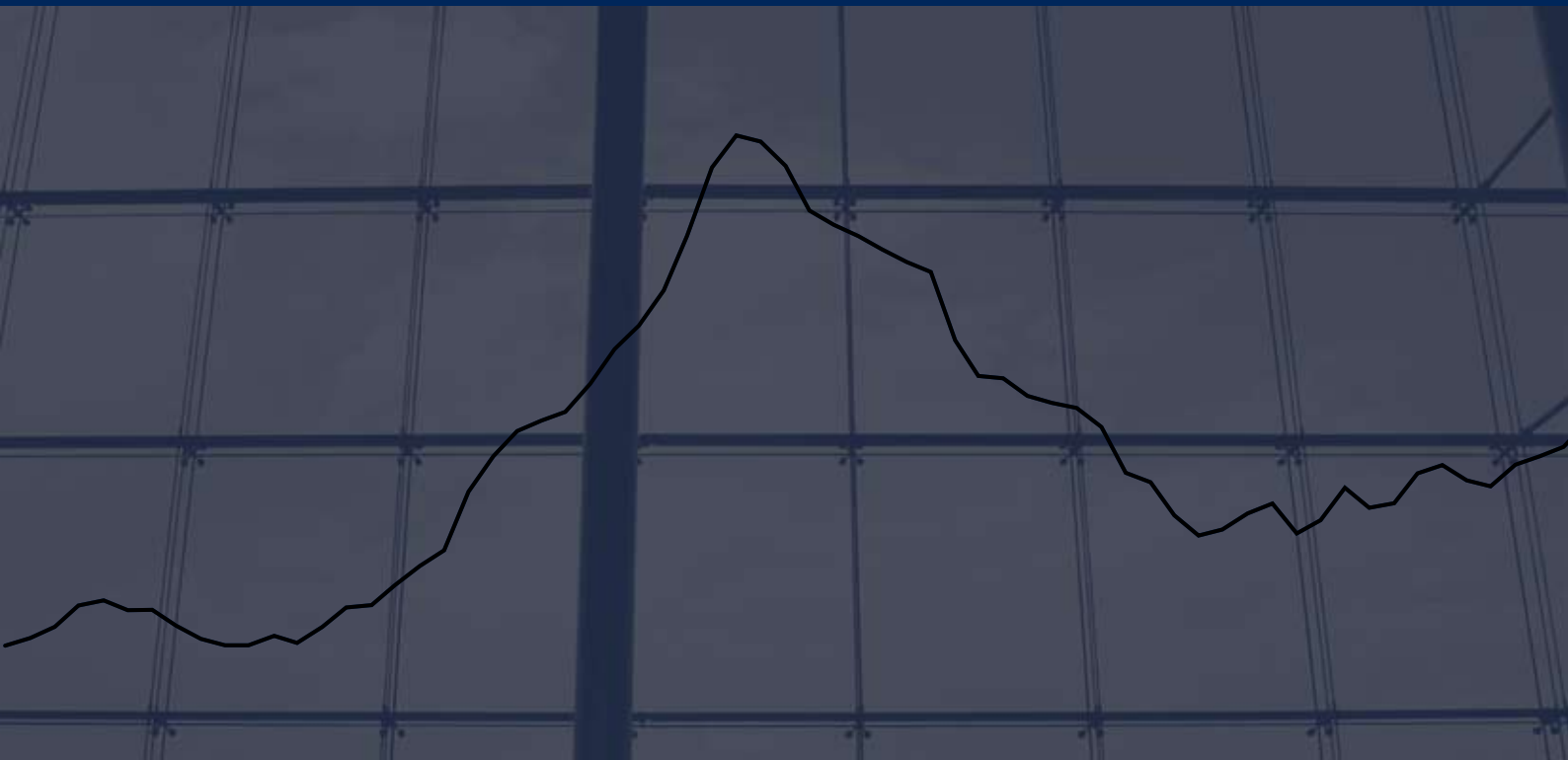


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Quarterly Hong Kong Construction Cost Report  
September 2007

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Rider Levett Bucknall's Hong Kong practice was founded in 1962 under the name of Levett and Bailey. It was renamed Rider Levett Bucknall in June 2007 following formation of a global practice with Rider Hunt in Australia and Bucknall Austin in the UK.

#### **Disclaimer**

*Quarterly Hong Kong Construction Cost Report* is a quarterly publication by Rider Levett Bucknall Limited designed to highlight the tender price trends and key factors affecting the cost of construction in Hong Kong and the region.

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.

\*Where information is required on a specific project, it is essential that professional advice is obtained.

## 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 has been an increase of 2.43% in tender price in the second quarter of 2007. On a year-on-year basis, the increase has been 12.60%. On the other hand, tender price of building services trades has continued to rise at a much faster pace, recording annual increases of more than 20%.

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

2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	2006 - 2007
-0.81%	+2.85%	+0.40%	+3.15%	+12.60%

The rising trend in tender price in Hong Kong since middle of 2006 has continued. The year-on-year increase in tender price in the private building sector in the second quarter of 2007 has been 12.60% which is the largest since 1997, while the mechanical and electrical services trades have seen even faster increases. Factors contributing to the surge in tender price, such as the construction boom in Macau, the weaker US dollar, the appreciation in value of Renminbi, the accelerated pace of general inflation locally as well as in China and the improvement in the number of new building projects, are expected to remain. In addition, skilled workers have been demanding higher wages. Contractors in general have been able to improve their profit margin and become more selective in tendering for projects. It is anticipated that the annual increase in tender price in the next twelve months will be in the range of 10 to 12%.

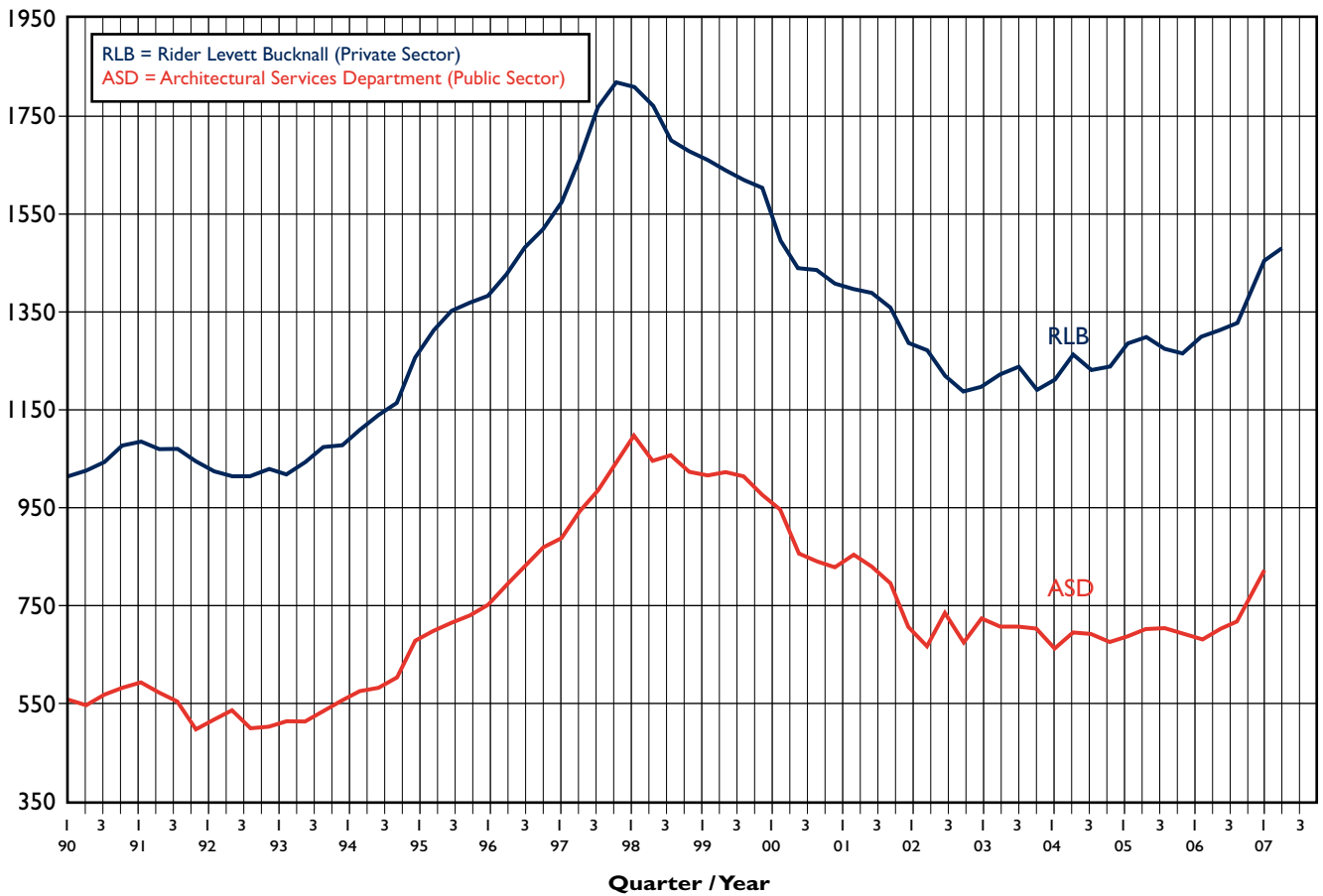
### Macau

With the opening of the largest casino / resort complex in August this year, the first phases of major new casino and hotel developments have in general been completed. However, construction activities in Macau have yet to show any significant sign of easing off as subsequent phases and new projects continue to come into the market. There is still a very heavy demand on labour resources with most skilled labour having to be imported from Hong Kong and China. Specialist contractors in the mechanical and electrical services trades and high-end fitting-out work are still in short supply. While in the past few years, the construction market has been dominated by casino and hotel developments, the number of new residential projects is expected to increase in the coming years, sustaining a high level of construction output in Macau. It is expected that tender price in Macau will rise at a magnitude in line with the increase in Hong Kong.

### Mainland China

The annual GDP growth in the second quarter of 2007 has been 11.9%, which is the highest level ever recorded in China while the general inflation rate has also hit a record high. Construction activities in major cities such as Beijing, Shanghai, Guangzhou, Shenzhen have been maintaining at a high level, with no signs of significant weakening in the near future. In particular, thanks to the preparation for the 2008 Olympic Games, there has been a heavy demand on labour and material resources in Beijing and this situation will continue until early 2008. Since the beginning of 2007, the Central Government has introduced various measures to control the residential property market, the effect of which on the construction industry has yet to be seen. In general, the pressure on material resources is still far greater than that on labour resources, the latter having so far been supplied abundantly from inland provinces. On the other hand, with more developments commencing in inland cities, construction costs in these cities will experience a faster rising trend in the long term.

## Tender Price Indices in Hong Kong



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	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	
1968	100																								
		104																							
		112																							
		130																							
1969		148																							
			160	100																					
			173	106																					
			185	124																					
1970			198	131																					
			210	140																					
			222	143																					
			238	158																					
1971			245	158																					
			258	160																					
			275	167																					
			300	190																					
1972			290	191																					
			318	203																					
			345	213																					
			380	243																					
1973			420	238																					
			460	262																					
			500	285																					
			535	304																					
1974			550	329																					
			608	347																					
			615	353																					
			630	369																					
1975			630	376																					
			630	389																					
			620	393																					
			600	375																					
1976			580	327																					
			570	328																					
			555	335																					
			630	373																					
1977			655	380																					
			665	376																					
			690	392																					
			700	411																					
1978			740	438																					
			785	479																					
			820	510																					
			865	521																					
1979			1000	559																					
			1020	574																					
			1030	561																					
			1045	582																					
1980			1080	596																					
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1991			1080	596																					
			1020	574																					
			1030	561																					
			1045	582																					
1992			1080																						

### Common Unit Rates in Hong Kong

Description	Unit	Average Rates in HK\$			
		3Q2006	4Q2006	1Q2007	2Q2007
Reinforced concrete Grade 40	m3	850.00	900.00	920.00	930.00
Sawn formwork	m2	125.00	130.00	130.00	140.00
Deformed high yield steel bar reinforcement	kg	5.70	5.70	5.80	6.50
105 mm Solid concrete block wall	m2	120.00	140.00	145.00	150.00
Mastic asphalt roofing overall 20 mm thick (2-coat work) on horizontal surfaces	m2	90.00	90.00	95.00	100.00
20 mm (Finished) Timber strip flooring including plywood sub-floor, sanding and wax polishing	m2	380.00	400.00	420.00	430.00
Timber skirting 100 mm high x 13 mm thick	m	50.00	52.00	55.00	60.00
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.	3,000.00	3,500.00	3,800.00	3,900.00
Galvanised mild steel in balustrades, railings and general welded and framed work	kg	24.00	28.00	29.00	30.00
Structural steelwork - standard sections	kg	25.00	29.00	30.00	30.00
Fluorocarbon coated aluminium windows - frame and hardware including clear float glass and glazing (single-glazed windows)	m2	1,400.00	1,550.00	1,600.00	1,650.00
20 mm Cement and sand (1:3) paving	m2	40.00	42.00	44.00	45.00
Coloured unglazed ceramic mosaic floor tiling	m2	160.00	160.00	170.00	175.00
Marble slab flooring (mid-range, European origin)	m2	2,000.00	2,000.00	2,100.00	2,150.00
Two coat internal lime cement plaster to soffit and beams	m2	62.00	65.00	66.00	70.00
Metal panel suspended ceiling	m2	450.00	470.00	480.00	500.00
Ceramic / homogeneous wall tiling; internal work	m2	370.00	390.00	400.00	410.00
Ceramic mosaic external wall tiling; adhesive fixed (45 x 45 or 45 x 95 mm tiles)	m2	240.00	255.00	260.00	270.00
Alkali resistant primer and two coats of emulsion paint on plastered walls and ceilings	m2	32.00	35.00	37.00	38.00

**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.

### Approximate Order of Construction Costs in Hong Kong and Selected Cities in China

(Cost per Square Metre Construction Floor Area at 2nd Quarter 2007 Prices)

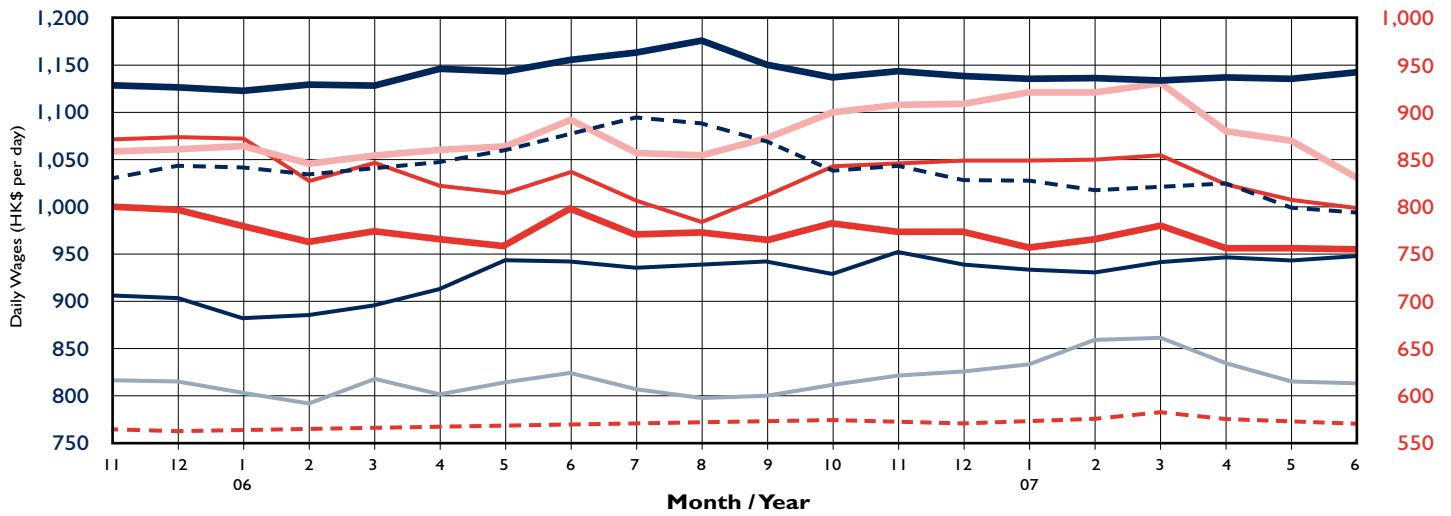
Type of Building	Hong Kong HK\$	Macau MOP	Beijing RMB	Chengdu RMB	Guangzhou RMB	Shanghai RMB	Shenzhen RMB	Tianjin RMB	Wuhan RMB	Wuxi RMB	Xian RMB	Zhuhai RMB
<b>Office</b>												
High Quality	12,000 - 16,100	11,600 - 16,000	5,950 - 8,700	5,050 - 7,400	5,650 - 8,300	5,850 - 8,550	5,650 - 8,300	5,650 - 8,250	5,050 - 7,400	5,850 - 8,550	4,750 - 6,950	5,050 - 7,400
Medium Quality	10,400 - 12,100	9,800 - 11,900	4,450 - 6,150	3,800 - 5,250	4,100 - 5,650	4,350 - 6,050	4,100 - 5,650	4,250 - 5,850	3,800 - 5,250	4,350 - 6,050	3,550 - 4,900	3,800 - 5,250
Ordinary Quality	9,000 - 10,900	7,850 - 10,200	3,250 - 4,350	2,750 - 3,700	3,000 - 4,000	3,200 - 4,250	3,000 - 4,000	3,100 - 4,150	2,750 - 3,700	3,200 - 4,250	2,600 - 3,500	2,750 - 3,700
<b>Shopping Centre</b>												
High Quality	16,500 - 19,600	16,000 - 20,100	6,650 - 10,000	5,650 - 8,500	6,250 - 9,200	6,500 - 9,800	6,250 - 9,200	N/A	N/A	N/A	N/A	N/A
Medium Quality	12,800 - 15,200	N/A	5,150 - 6,550	4,400 - 5,550	4,750 - 6,050	5,050 - 6,400	4,750 - 6,050	N/A	N/A	N/A	N/A	N/A
<b>Residential</b>												
High Rise; High Quality	10,600 - 13,200	8,150 - 12,900	3,250 - 4,450	2,750 - 3,800	3,000 - 4,100	3,200 - 4,350	3,000 - 4,100	3,100 - 4,250	2,750 - 3,800	3,200 - 4,350	2,600 - 3,550	2,750 - 3,800
High Rise; Better Quality	9,100 - 10,800	6,600 - 8,800	2,750 - 3,250	2,350 - 2,750	2,550 - 3,000	2,700 - 3,200	2,550 - 3,000	2,600 - 3,100	2,350 - 2,750	2,700 - 3,200	2,200 - 2,600	2,350 - 2,750
High Rise; Ordinary Quality	7,700 - 9,200	5,600 - 6,900	1,550 - 2,350	1,300 - 2,000	1,450 - 2,150	1,500 - 2,300	1,450 - 2,150	1,450 - 2,250	1,300 - 2,000	1,500 - 2,300	1,250 - 1,900	1,300 - 2,000
House; High Quality	17,500 - 20,600	N/A	3,750 - 5,050	3,200 - 4,300	3,450 - 4,650	3,700 - 4,950	3,450 - 4,650	3,550 - 4,800	3,200 - 4,300	3,700 - 4,950	3,000 - 4,050	3,200 - 4,300
House; Medium Quality	13,000 - 16,400	N/A	2,350 - 3,050	2,000 - 2,600	2,150 - 2,800	2,300 - 3,000	2,150 - 2,800	2,250 - 2,900	2,000 - 2,600	2,300 - 3,000	1,900 - 2,450	2,000 - 2,600
<b>Hotel (including FF&amp;E)</b>												
5-Star	18,400 - 22,400	18,500 - 22,700	9,900 - 12,650	8,400 - 10,750	9,400 - 11,800	9,700 - 12,550	9,400 - 11,800	9,400 - 12,000	8,400 - 10,750	9,700 - 12,400	7,900 - 10,100	8,400 - 10,750
3-Star	14,900 - 17,300	14,800 - 17,600	7,200 - 9,100	6,100 - 7,750	6,800 - 8,350	7,200 - 8,900	6,800 - 8,350	6,850 - 8,650	6,100 - 7,750	7,050 - 8,900	5,750 - 7,300	6,100 - 7,750
<b>Industrial</b>												
Landlord; High Rise	5,500 - 6,400	N/A	1,850 - 2,650	1,550 - 2,250	1,700 - 2,450	1,800 - 2,600	1,700 - 2,450	1,750 - 2,500	1,550 - 2,250	1,800 - 2,600	1,500 - 2,100	1,550 - 2,250
End User; Low Rise	6,900 - 10,800	N/A	3,050 - 5,250	2,600 - 4,450	2,800 - 5,050	3,000 - 5,150	2,800 - 5,050	2,900 - 5,000	2,600 - 4,450	3,000 - 5,150	2,450 - 4,200	2,600 - 4,450
<b>Carpark</b>												
Basement; up to 2 Levels	8,200 - 11,900	5,600 - 7,500	2,750 - 4,950	2,350 - 4,200	2,750 - 4,900	3,000 - 5,150	2,750 - 4,900	2,600 - 4,700	2,350 - 4,200	2,700 - 4,850	2,200 - 3,950	2,350 - 4,200
Multi-Storey	4,800 - 5,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

### NOTES

- 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.
- 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.
- 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.
- The costs exclude furniture, fittings and equipment (except hotel / serviced apartment), 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.
- 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 and include all lift shafts, stairwells and E&M rooms but exclude lightwells and atrium voids. These areas are usually larger than Architect's calculation of Gross Floor Area (Plot Ratio Area).
- Other Specific Exclusions:  
HOTEL: pre-opening expenses, operating expenses, working capital, staff training and administrative costs  
SHOPPING CENTRE: fit out to tenant areas  
INDUSTRIAL; LANDLORD: security system, air conditioning, electrical distribution in tenant areas; production and warehousing equipment; special M&E provisions  
PROJECTS IN SELECTED CITIES IN CHINA: utilities to the site beyond site boundary, connection charges and capital contribution; local authority levies and taxation; import duties

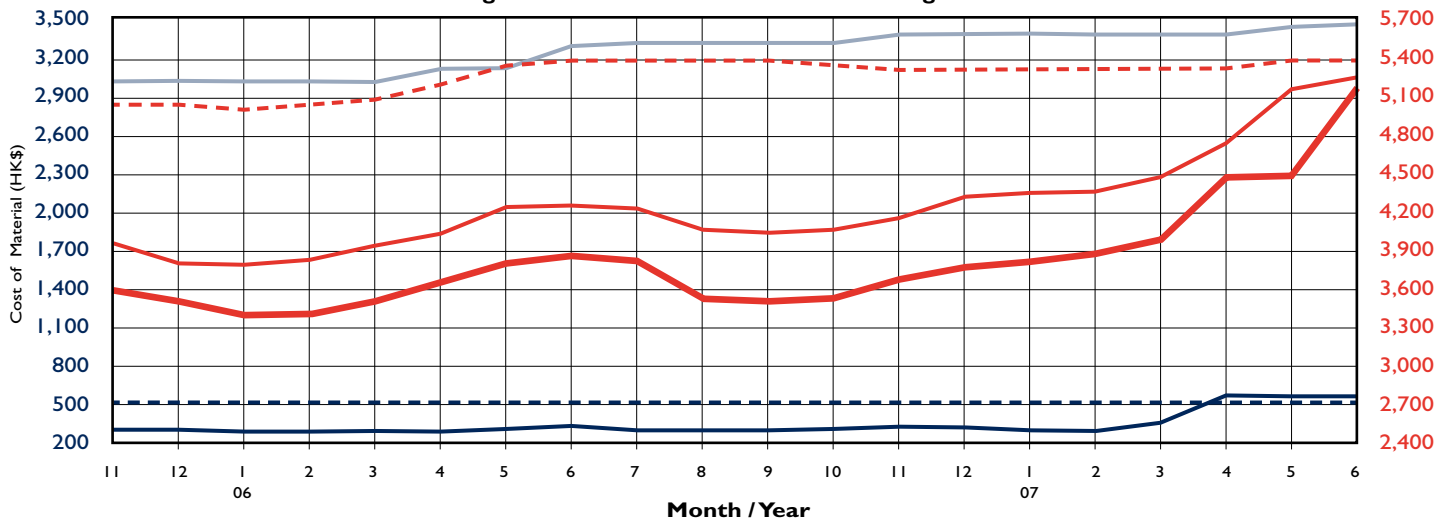
### Labour Cost Trends

Average Daily Wages of Workers Engaged in Public Sector Construction Project



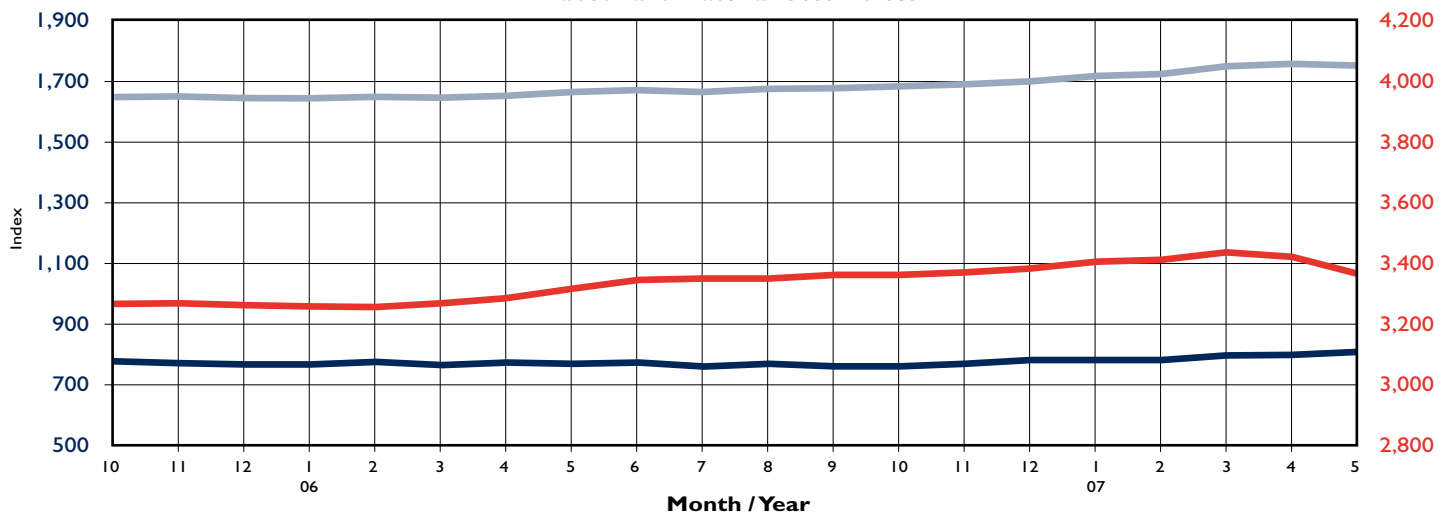
### Material Cost Trends

Average Wholesale Prices of Selected Building Materials



### Labour and Material Cost Indices

Labour and Material Cost Indices



## Labour Cost Trends

### Average Daily Wages of Workers Engaged in Public Sector Construction Project

Selected Occupations	2005		2006												2007					
	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6
Bar Bender and Fixer	1,126.9	1,125.6	1,121.8	1,128.5	1,128.3	1,144.6	1,141.6	1,154.0	1,161.2	1,174.7	1,150.0	1,135.5	1,142.7	1,137.0	1,134.3	1,135.1	1,131.8	1,138.8	1,134.6	1,142.9
Concretor	904.0	902.5	880.3	883.1	893.2	911.3	941.5	940.3	934.3	938.1	940.6	928.8	949.5	938.0	931.8	929.5	939.0	947.3	942.8	948.2
Carpenter (formwork)	1,030.1	1,042.6	1,042.1	1,034.8	1,042.5	1,047.7	1,058.4	1,076.9	1,088.2	1,089.7	1,070.8	1,040.6	1,046.7	1,029.1	1,027.6	1,011.0	1,021.9	1,025.5	999.1	993.1
Painter and Decorator	798.5	795.3	779.5	758.7	773.3	767.8	761.1	791.2	769.4	771.3	765.5	770.9	772.4	772.1	756.1	766.3	782.6	755.3	756.8	753.0
Plasterer	858.6	860.4	861.8	839.9	854.9	858.6	863.4	890.3	858.4	855.5	873.6	901.4	909.1	910.0	920.1	920.0	928.1	881.3	869.7	829.6
Metal Worker	816.3	814.7	802.3	788.8	814.5	799.3	812.6	822.3	808.0	795.4	800.1	811.0	817.6	825.9	832.1	858.3	860.2	835.5	816.5	814.2
Plumber	866.7	873.1	867.4	826.2	842.1	822.1	814.7	836.8	805.0	784.0	812.3	843.0	845.9	848.8	849.1	851.4	854.1	824.7	808.1	798.8
General Workers	562.4	560.5	562.9	561.1	563.4	564.8	565.7	565.9	564.7	564.2	567.4	572.2	569.6	568.6	571.8	573.7	580.0	573.9	571.9	569.9

(Source: Census and Statistics Department, HKSAR Government)

## Material Cost Trends

### Average Wholesale Prices of Selected Building Materials

Building Materials	2005		2006												2007					
	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6
Sand (\$/10 t)	310.00	310.00	300.00	300.00	300.00	290.00	330.00	340.00	310.00	310.00	320.00	320.00	340.00	340.00	310.00	300.00	350.00	570.00	560.00	560.00
Bitumen (\$/t)	5,050.00	5,050.00	4,980.00	5,020.00	5,100.00	5,207.00	5,353.00	5,400.00	5,400.00	5,400.00	5,400.00	5,373.00	5,320.00	5,320.00	5,320.00	5,320.00	5,320.00	5,320.00	5,400.00	5,400.00
Portland Cement (\$/t)	511.00	511.00	514.00	514.00	513.00	513.00	513.00	517.00	517.00	515.00	515.00	515.00	514.00	518.00	517.00	516.00	516.00	516.00	516.00	516.00
Sawn Hardwood 50x75 (\$/m3)	3,006.00	3,006.00	3,006.00	3,006.00	3,001.00	3,113.00	3,113.00	3,218.00	3,288.00	3,288.00	3,288.00	3,288.00	3,394.00	3,403.00	3,403.00	3,412.00	3,438.00	3,438.00	3,451.00	3,474.00
Mild Steel Round Bars (\$/t)	3,999.00	3,832.00	3,805.00	3,859.00	3,949.00	4,064.00	4,221.00	4,237.00	4,208.00	4,078.00	4,068.00	4,088.00	4,172.00	4,321.00	4,333.00	4,343.00	4,469.00	4,750.00	5,180.00	5,275.00
High Tensile Steel Bars (\$/t)	3,608.00	3,492.00	3,406.00	3,433.00	3,510.00	3,655.00	3,813.00	3,877.00	3,796.00	3,562.00	3,533.00	3,540.00	3,682.00	3,788.00	3,830.00	3,879.00	3,986.00	4,487.00	4,996.00	5,183.00

(Source: Census and Statistics Department, HKSAR Government)

## Labour and Material Cost Indices

### Labour and Material Cost Indices

Index	2005			2006												2007				
	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5
Material Index	782.89	779.58	776.92	777.34	780.33	776.22	779.41	776.43	780.92	772.90	777.03	774.49	774.91	779.81	784.64	786.75	785.88	792.67	797.66	807.81
Labour Index	3,260.51	3,263.74	3,255.01	3,248.93	3,247.20	3,263.20	3,281.54	3,318.41	3,346.79	3,354.95	3,354.51	3,362.96	3,366.14	3,375.30	3,387.82	3,412.84	3,420.68	3,426.92	3,415.94	3,378.93
Consolidated Labour & Material index (building cost Index)	1,659.15	1,658.15	1,653.34	1,651.46	1,652.79	1,655.79	1,664.33	1,675.44	1,688.37	1,686.06	1,688.59	1,689.92	1,691.32	1,697.73	1,705.29	1,715.49	1,717.70	1,724.30	1,723.65	1,717.14

(Source: Architectural Services Department, HKSAR Government)

(Note: These indices are prepared on basis of Government building projects which do not necessarily reflect conditions in the private sector)

## FEATURE

### **Green Features of Residential Developments in Hong Kong**

*In the last Quarterly Hong Kong Construction Cost Report, we described the definitions of different floor area measurements and highlighted the range of exemptions from Gross Floor Area (GFA) calculations. In this report, we are going to address in more detail the green features which can be exempted from GFA calculations of residential developments in Hong Kong.*

#### **Balconies**

Of all the green features that can be exempted from GFA calculations balconies are perhaps the most eye-catching. There is a wide range of designs of balconies for different types of residential developments in Hong Kong and in turn they have different cost impacts.

In up market residential developments, the average apartment size is usually more than 150m<sup>2</sup>. The unit size of balconies for this type of developments is typically close to 5 m<sup>2</sup> which is the maximum allowable size of the balcony per apartment. Some apartments have even larger balconies but the area in excess of 5m<sup>2</sup> is GFA accountable. This type of balconies is usually finished with raised timber flooring or high quality tiling or stone, weather-proof metal suspended ceiling, stylish glazed railings and operable glazed partitions with high quality ironmongery. The unit construction cost is around HK\$ 13,000/m<sup>2</sup> to HK\$15,000/m<sup>2</sup> of balcony area and the construction cost is around HK\$55,000 to \$75,000 per balcony depending on the actual unit size.

On the other hand, the unit size of balconies in the mass residential market is typically close to 2 m<sup>2</sup> which is the minimum size per apartment to qualify for GFA exemption. This type of balconies is usually finished with tiling, external plaster and paint to ceiling, metal railings and glazed doors. The unit construction cost is around HK\$ 9,000/m<sup>2</sup> to HK\$12,000/m<sup>2</sup> of balcony area. The construction cost is around HK\$18,000 to \$25,000 per balcony depending on the actual unit size. Since the maximum allowable area of balconies per apartment is 5m<sup>2</sup>, sometimes each apartment will be provided with more than one balcony with a total area of 5m<sup>2</sup> so as to maximize the exempted area.

#### **Utility Platforms**

Like balconies, utility platforms are a kind of green feature only applicable to residential buildings for GFA exemption calculations. However, the maximum allowable unit size of utility platform is regardless of the size of the apartment. The maximum area that can be exempted for each utility platform per apartment is 1.5 m<sup>2</sup> no matter how large the apartment is. The main purpose of utility platforms is for clothes drying. They are usually finished with tiling, external plaster and paint to ceiling, metal railings / parapet walls and glazed doors. The unit construction cost is around HK\$9,000/m<sup>2</sup> to HK\$12,000/m<sup>2</sup> of platform area. The construction cost is around HK\$13,500 to \$18,000 per platform.

### Wider common corridors and lift lobbies

The width of corridors exempted from GFA calculations is between 1200mm and 1800mm (for corridors without natural ventilation) or 1200mm and 2200mm (for corridors with natural ventilation). The width of lift lobby exempted from GFA calculations is between 1650mm and 2200mm (for lift lobbies without natural ventilation) or 1650mm and 2500mm (for lift lobbies with natural ventilation). The additional cost is mainly due to additional structure, floor finishes, ceiling finishes and associated M&E distributions and is about HK\$3,500/m<sup>2</sup> to HK\$5,000/m<sup>2</sup> of the extra width depending on the quality of finishes.

### Communal sky gardens

Unlike balconies, utility platforms and wider common corridors as abovementioned, exemption of communal sky gardens from GFA calculations is also applicable to non-residential buildings but the latter are subject to a different set of criteria. The major considerations for estimating its construction cost are: - the clear height shall not be less than 4.50 m; at least two opposite sides to provide cross ventilation; in compliance with the relevant fire codes if it is coupled with refuge floor and providing at least 25% planted area with greenery. The unit construction cost is around HK\$4,500/m<sup>2</sup> to HK\$7,000/m<sup>2</sup> depending on the targeted market of the developments.

### Non-structural prefabricated external walls

This exemption is for spaces occupied by non-structural prefabricated external walls which include curtain walls, metal panels, precast concrete panel and the like. The exemption is also applicable to non-residential buildings. The maximum thickness of the walls that can be exempted from GFA calculations is 300mm.

There are two common types of construction which are usually used in the market for this exemption as a substitution of traditional reinforced concrete walls with in-situ windows and finishes. The first one is curtain wall and the net additional cost is about HK\$1,800 to HK\$2,500/m<sup>2</sup> of elevation area. The other one is pre-cast concrete facade with prefabricated windows and finishes and the net additional cost is about HK\$1,200 to HK\$2,000/m<sup>2</sup> elevation area.

### Overall Cost Implication

As an illustration, for a typical 40 to 50 storey better quality residential tower with a GFA of 25,000m<sup>2</sup>, the cost implication of introducing the green features is estimated below:

Green Features	Impact on total construction cost	Impact on cost per GFA	Impact on cost per CFA
Balconies	(+) 3 ~ 5%	(+) 3 ~ 5%	(+/-) 1%
Utility platforms	(+) 1 ~ 2%	(+) 1 ~ 2%	(+/-) 0.2%
Wider common corridors and lift lobbies	(+) 0.5 ~ 1%	(+) 0.5 ~ 1%	(-) 0.8 ~ 1%
Communal sky gardens	(+) 1% ~ 1.5%	(+) 1% ~ 1.5%	(-) 0.8 ~ 1%
Non-structural pre-fabricated external walls	(+) 8 ~ 14%	(+) 8 ~ 14%	~ (+) 5%

The above percentage ranges serve as a guideline only, and the actual additional cost is very much dependent on the design and specification.

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