



HONG KONG REPORT

QUARTERLY CONSTRUCTION
COST UPDATE

SEPTEMBER 2016

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利比

Rider
Levett
Bucknall

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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, the tender prices moved upward slightly in the second quarter of 2016. On a year-on-year basis, the increase was 1.2%.

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

2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016
+9.4%	+7.1%	+9.1%	+6.3%	+1.2%

Hong Kong's economy grew moderately by 1.7% year-on-year in real terms in the second quarter of 2016, compared with the 0.8% increase in the first quarter of 2016. On a seasonally adjusted quarter-to-quarter comparison basis, real GDP increased by 1.6% in the second quarter of 2016 over the first quarter of 2016. According to the Composite Consumer Price Index, overall consumer prices rose by 4.3% in August 2016 over the same month a year earlier, higher than the corresponding increase (2.3%) in July 2016. The seasonally adjusted unemployment rate and underemployment rate stood at 3.4% and 1.4% respectively in June 2016 to August 2016, same as those in May to July 2016.

The tender prices in Hong Kong have been fluctuating within a narrow range since early this year after six years' continual rise. The slower economic growth in China will continue to suppress the regional demand of building materials, the prices of which are expected to remain stable. With the gradual completion of major infrastructure works in recent months, contractors have been bidding for projects at a much lower margin. However, the government is still maintaining its housing policy, meaning that land sales will continue, boosting the private sector market. There will also be more public housing projects open for bidding. Therefore, a substantial

decline in tender prices in the near future is unlikely. However, a mild decrease over the coming 12 month period is a possibility that cannot be ruled out.

Macau

According to the Statistics and Census Service of the Macau government, Gross Domestic Product for the second quarter of 2016 decreased by 7.1% year-on-year in real terms. The unemployment rate for May 2016 to July 2016 stood at 1.9%, same as that in April to June 2016. The average daily wage of construction workers was MOP788 in the second quarter of 2016, increased by 1.2% on a quarter-to-quarter basis. The average daily wages of skilled and semi-skilled workers increased by 1.8% to MOP801 and that of unskilled workers increased by 0.3% to MOP393.

With the rapid contraction in Gross Domestic Product (GDP) since the second quarter of 2014, construction activities in Macau have remained weak with construction cost being suppressed. The government is planning to invest a number of infrastructures, social projects and public housing units. Although these works will provide support to the construction industry in the next few years, the total construction output is unlikely to return to the high level seen in the past few years. In the coming months, it is expected that tender prices in Macau will remain weak.

Mainland China

Please refer to our China Report which can be downloaded from our website 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 **2nd Quarter 2016**.

COMMON UNIT RATES IN HONG KONG

Description	Unit	Average Rates in HK\$			
		3Q2015	4Q2015	1Q2016	2Q2016
Reinforced concrete Grade 40	m ³	1,530.00	1,570.00	1,530.00	1,400.00
Sawn formwork	m ²	520.00	530.00	530.00	490.00
Deformed high yield steel bar reinforcement	kg	8.50	8.40	8.60	8.60
105 mm Solid concrete block wall	m ²	240.00	245.00	250.00	260.00
Mastic asphalt roofing overall 20 mm thick (2-coat work) on horizontal surfaces	m ²	166.00	167.00	167.00	170.00
20 mm (Finished) Timber strip flooring including plywood sub-floor, sanding and wax polishing	m ²	740.00	750.00	750.00	760.00
Timber skirting 100 mm high x 13 mm thick	m	101.00	102.00	102.00	103.00
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.	6,700.00	6,700.00	6,700.00	6,700.00
Galvanised mild steel in balustrades, railings and general welded and framed work	kg	40.00	40.00	39.90	39.90
Structural steelwork - standard sections	kg	38.10	38.00	37.90	37.90
Fluorocarbon coated aluminium windows - frame and hardware including clear float glass and glazing (single-glazed windows)	m ²	2,840.00	2,860.00	2,860.00	2,870.00
20 mm Cement and sand (1:3) paving	m ²	75.00	80.00	85.00	90.00
Coloured unglazed ceramic mosaic floor tiling	m ²	275.00	280.00	280.00	280.00
Marble slab flooring (mid-range, European origin)	m ²	3,650.00	3,680.00	3,680.00	3,680.00
Two coats internal lime cement plaster to soffit and beams	m ²	107.00	110.00	111.00	112.00
Metal panel suspended ceiling	m ²	755.00	755.00	755.00	755.00
Ceramic / homogeneous wall tiling; internal work	m ²	615.00	620.00	620.00	620.00
Ceramic mosaic external wall tiling; adhesive fixed (45 x 45 or 45 x 95 mm tiles)	m ²	470.00	480.00	480.00	480.00
Alkali resistant primer and two coats of emulsion paint on plastered walls and ceilings	m ²	60.00	62.00	63.00	64.00

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.

2016年第2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 2nd Quarter 2016 Prices)

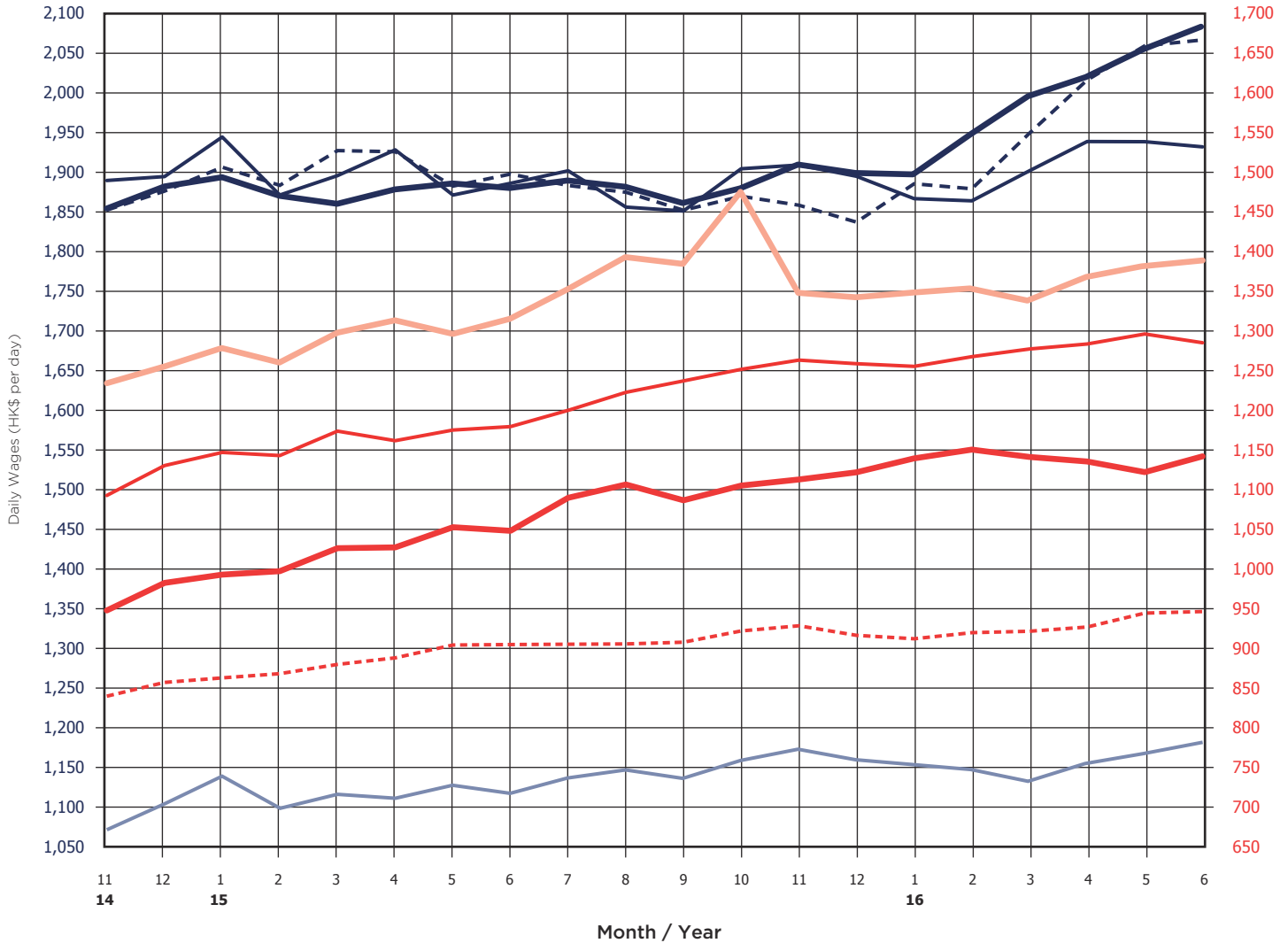
建筑物种类 Type of Building	香港 Hong Kong HK\$	澳门 Macau MOP	北京 Beijing RMB	成都 Chengdu RMB	广州 Guangzhou RMB	上海 Shanghai RMB	深圳 Shenzhen RMB	天津 Tianjin RMB	武汉 Wuhan RMB	无锡 Wuxi RMB	西安 Xian RMB	珠海 Zhuhai RMB
Office 办公楼												
High Quality 高档次	23,600 - 33,300+	18,000 - 22,900+	7,400 - 11,000	6,700 - 9,700	7,200 - 10,800	7,400 - 10,800	7,100 - 10,500	7,100 - 10,700	6,700 - 9,700	7,300 - 10,900	6,700 - 9,700	6,700 - 9,700
Medium Quality 中档次	18,500 - 22,700	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	11,000 - 14,800	3,850 - 5,300	3,500 - 4,600	3,700 - 4,900	3,850 - 5,000	3,600 - 4,750	3,700 - 5,000	3,500 - 4,600	3,800 - 5,100	3,450 - 4,550	3,450 - 4,600
Shopping Centre 商场												
High Quality 高档次	29,800 - 35,600+	23,000 - 27,900+	7,700 - 12,100	6,800 - 10,600	7,400 - 11,300	7,600 - 11,800	7,200 - 11,100	N/A	N/A	N/A	N/A	N/A
Medium Quality 中档次	22,700 - 27,800	N/A	6,100 - 7,700	5,500 - 6,900	6,000 - 7,300	6,100 - 7,700	5,800 - 7,100	N/A	N/A	N/A	N/A	N/A
Residential 住宅												
High Rise; High Quality 高层; 高档次	24,400 - 36,800+	14,900 - 20,500+	4,150 - 5,750	3,700 - 5,200	4,000 - 5,500	4,050 - 5,600	3,850 - 5,300	4,000 - 5,400	3,650 - 5,100	4,100 - 5,600	3,650 - 5,100	3,650 - 5,100
High Rise; Better Quality 高层; 中档次	17,000 - 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	8,200 - 9,900	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	35,500 - 53,100+	N/A	4,500 - 6,200	4,000 - 5,600	4,150 - 5,900	4,350 - 6,100	4,100 - 5,800	4,150 - 5,900	3,900 - 5,500	4,450 - 6,100	3,900 - 5,500	3,900 - 5,500
House; Medium Quality 别墅; 中档次	23,400 - 29,400	N/A	2,950 - 3,850	2,650 - 3,550	2,850 - 3,650	2,900 - 3,850	2,750 - 3,600	2,900 - 3,650	2,650 - 3,500	2,900 - 3,750	2,650 - 3,500	2,650 - 3,500
Clubhouse 会所	32,900 - 53,800+	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 ² 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
Hotel (including FF&E) 酒店 (包括家具及设备)												
5-Star 五星	35,400 - 43,000+	30,200 - 36,400+	12,400 - 16,500	11,300 - 14,500	12,700 - 16,400	12,300 - 16,200	11,800 - 15,400	11,700 - 15,600	11,200 - 14,600	12,200 - 16,100	11,100 - 14,600	11,100 - 14,600
3-Star 三星	29,200 - 33,700	23,800 - 26,600	9,300 - 11,900	8,500 - 10,700	9,400 - 11,400	9,200 - 11,700	8,900 - 11,200	8,900 - 11,500	8,500 - 10,700	9,200 - 11,700	8,300 - 10,600	8,300 - 10,700
Industrial 厂房												
Landlord; High Rise 租用; 高层	10,100 - 11,500	N/A	2,550 - 3,450	2,200 - 3,100	2,450 - 3,300	2,450 - 3,450	2,350 - 3,200	2,400 - 3,250	2,250 - 3,100	2,450 - 3,400	2,250 - 3,100	2,250 - 3,100
End User; Low Rise 自用; 低层	13,000 - 19,500	N/A	3,650 - 6,400	3,250 - 5,700	3,450 - 6,300	3,600 - 6,300	3,350 - 6,200	3,450 - 6,200	3,250 - 5,700	3,600 - 6,300	3,250 - 5,700	3,250 - 5,700
Carpark 车库												
Basement; up to 2 Levels 地下室; 不多于2层	19,200 - 26,300+	10,800 - 13,400+	3,550 - 6,200	3,500 - 5,800	3,600 - 6,300	3,900 - 6,500	3,600 - 6,200	3,500 - 5,900	3,500 - 5,900	3,600 - 6,200	3,550 - 5,900	3,500 - 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竞价价格下之包干合同编制, 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 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, 并不需要与香港单价作比较。
- 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 between the price date as specified above and the time of calling tenders. 建筑物单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、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 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&M rooms but exclude lightwells and atrium voids. These areas are usually larger than Architect's calculation of Gross Floor Area (Plot Ratio Area). 建筑面积乃量度至建筑物外墙外面(若无外墙, 则量度至边境界), 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, 此等面积通常会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。
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 工地外之主干线、接驳费、增容费、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



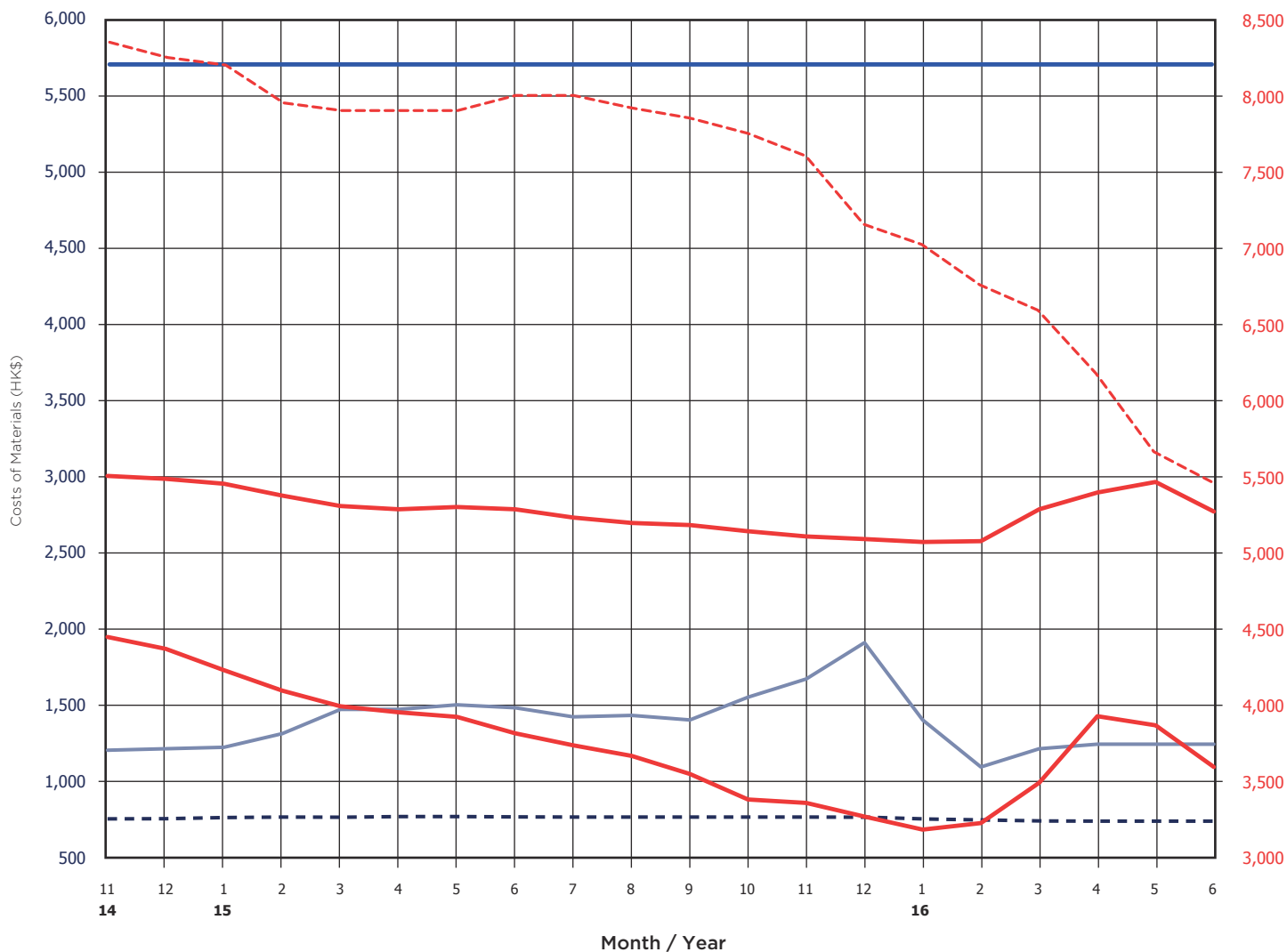
Average Daily Wages in HK\$ per day

Selected Occupations	2014		2015												2016					
	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6
Bar Bender and Fixer	1,854.6	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	1,899.4	1,897.8	1,948.4	1,996.5	2,020.6	2,055.7	2,084.2
Concretor	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	1,895.4	1,867.1	1,864.3	1,902.2	1,939.2	1,938.9	1,932.5
Carpenter (formwork)	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	1,837.5	1,885.9	1,879.5	1,949.6	2,016.9	2,060.1	2,067.9
Painter and Decorator	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	1,121.5	1,139.1	1,150.3	1,141.0	1,135.2	1,121.7	1,141.8
Plasterer	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	1,343.6	1,349.6	1,354.2	1,339.0	1,365.5	1,381.3	1,388.7
Metal Worker	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	1,159.4	1,153.0	1,146.5	1,131.2	1,153.3	1,165.6	1,180.5
Plumber	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	1,258.7	1,255.3	1,267.5	1,277.3	1,283.6	1,296.3	1,285.1
General Workers	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	915.7	911.3	919.1	920.9	926.1	943.8	945.7

(Source: Census and Statistics Department)

MATERIAL COST TRENDS

AVERAGE WHOLESALE PRICES OF SELECTED BUILDING MATERIALS

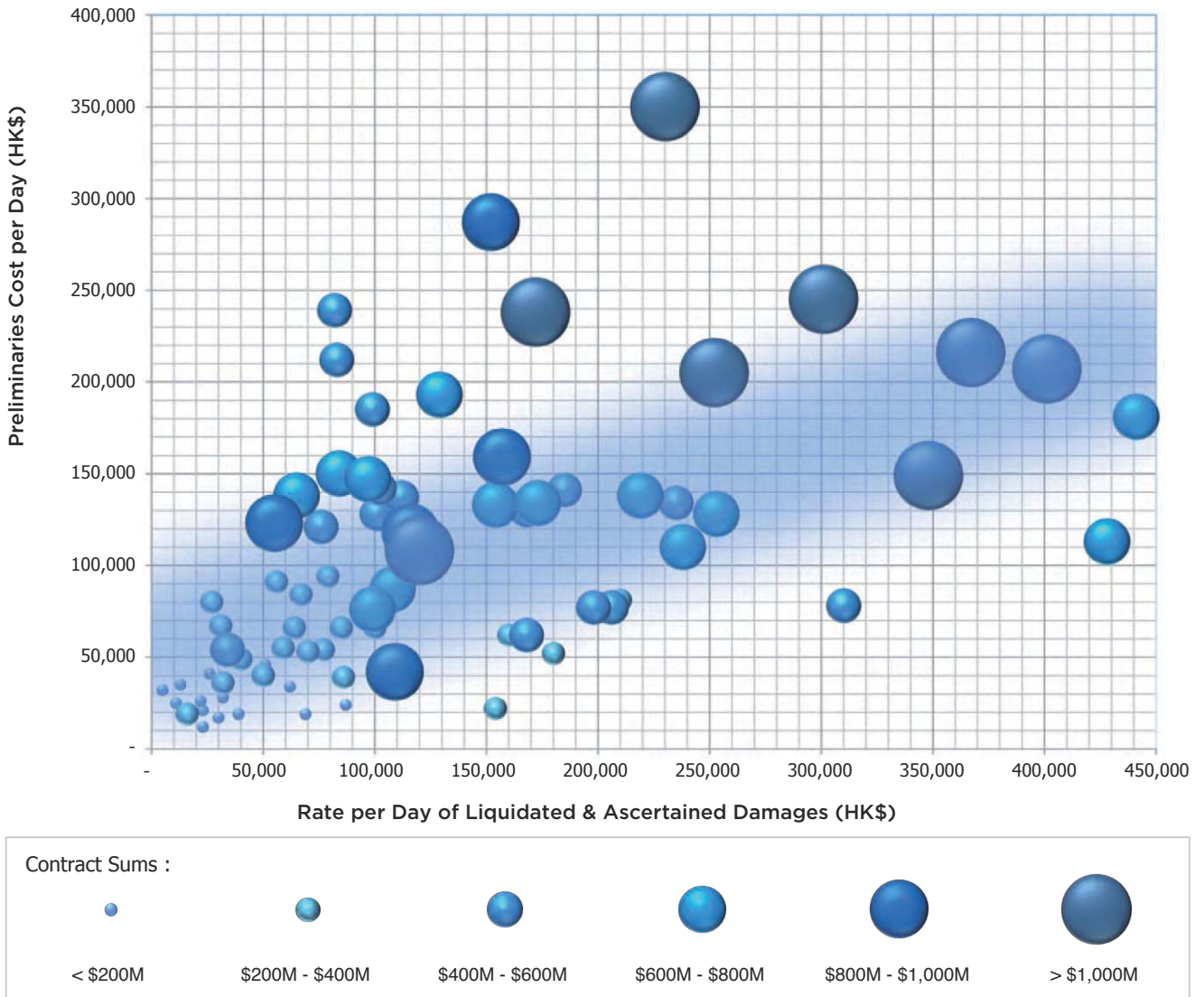


Average Wholesale Prices of Selected Building Materials

Building Materials	2014		2015												2016					
	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6
Sand (\$/10 t)	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	1,890	1,380	1,070	1,190	1,220	1,220	1,220
Bitumen (\$/t)	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	7,150	7,017	6,750	6,583	6,167	5,650	5,450
Portland Cement (\$/t)	727	729	736	739	738	742	742	740	739	739	739	739	739	738	726	720	714	713	712	712
Sawn Hardwood 50x75 (\$/m ²)	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	5,707	5,707
Mild Steel Round Bars (\$/t)	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	5,073	5,054	5,059	5,270	5,380	5,450	5,255
High Tensile Steel Bars (\$/t)	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	3,242	3,157	3,200	3,466	3,905	3,844	3,570

(Source: Census and Statistics Department)

Liquidated & Ascertained Damages vs. Preliminaries Cost



- The graph shows the relationship between the Rate per Day of Liquidated & Ascertained Damages and the Preliminaries Cost per Day of the selected projects. For simplicity reason, the Preliminaries Cost per Day is calculated by dividing the total preliminaries cost by the contract period in calendar days of each project.
- Liquidated & Ascertained Damages are genuine pre-estimates of the loss suffered by the Employer if a contractor fails to meet the contract completion date. They are usually calculated based on a rate per day under the contract conditions.
- Preliminaries costs are contractor's prices on items not covered by the trade works. The majority of the preliminaries costs are time related, such as contractor's site team, insurance, site accommodation, temporary water and electricity, safety management and watchmen, plant operation costs, progressive setting-out and site cleaning, etc. A contractor may be able to recover time related preliminaries costs in the event of an extension of time granted in accordance with the contract conditions.

Disclaimer

All cost data and other information are for general reference purposes only without being necessarily applicable to specific sites, developments or projects of any particular individual or company.

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