



SEPTEMBER 2020

# HONG KONG REPORT

QUARTERLY CONSTRUCTION  
COST UPDATE

RLB  
利比

Rider  
Levett  
Bucknall

# OFFICES AROUND THE WORLD

## AFRICA

### Botswana

Gaborone

### Mauritius

Quatre Bornes

### Mozambique

Maputo

### South Africa

Cape Town

Durban

Johannesburg

Pretoria

Stellenbosch

## ASIA

### North Asia

Beijing

Chengdu

Chongqing

Guangzhou

Guiyang

Haikou

Hangzhou

Hong Kong

Macau

Nanjing

Nanning

Seoul

Shanghai

Shenyang

Shenzhen

Tianjin

Wuhan

Wuxi

Xian

Zhuhai

### South Asia

Bacolod

Bohol

Cagayan de Oro

Cebu

Clark

Davao

Ho Chi Minh City

Iloilo

Jakarta

Kuala Lumpur

Laguna

Metro Manila

Phnom Penh

Subic

Singapore

Yangon

## AMERICAS

### Caribbean

St. Lucia

### North America

Boston

Calgary

Chicago

Denver

Hilo

Honolulu

Kansas City

Las Vegas

Los Angeles

Maui

New York

Phoenix

Portland

San Francisco

San Jose

Seattle

Toronto

Tucson

Waikoloa

Washington DC

## EUROPE

### United Kingdom

Birmingham

Bristol

Cumbria

Leeds

Liverpool

London

Manchester

Sheffield

Thames Valley

Warrington

### RLB | Euro Alliance

Austria

Belgium

Bulgaria

Croatia

Czech Republic

Denmark

France

Germany

Greece

Hungary

Ireland

Italy

Luxembourg

Montenegro

Netherlands

Norway

Poland

Portugal

Romania

Russia

Serbia

Spain

Sweden

Turkey

## MIDDLE EAST

### Oman

Muscat

### Qatar

Doha

### Saudi Arabia

Riyadh

### United Arab Emirates

Abu Dhabi

Dubai

## OCEANIA

### Australia

Adelaide

Brisbane

Cairns

Canberra

Coffs Harbour

Darwin

Gold Coast

Melbourne

Newcastle

Perth

Sunshine Coast

Sydney

Townsville

### New Zealand

Auckland

Christchurch

Hamilton

Palmerston North

Queenstown

Tauranga

Wellington



# COST COMMENTARY

## REVIEW OF TENDER PRICE MOVEMENTS IN HONG KONG

According to Rider Levett Bucknall's Tender Price Index, which measures tender price movements of builder's works in the private sector in Hong Kong, there was a drop of 1.5% in tender prices in the second quarter of 2020. On a year-on-year basis, the tender price decreased by 5.0%.

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:

| 2015 - 2016 | 2016 - 2017 | 2017 - 2018 | 2018 - 2019 | 2019 - 2020 |
|-------------|-------------|-------------|-------------|-------------|
| +1.2%       | -0.6%       | -2.3%       | -4.4%       | -5.0%       |

Hong Kong's economy contracted by 9.0% year-on-year in real terms in the second quarter of 2020, compared with the 9.1% decrease in the first quarter of 2020. On a seasonally adjusted quarter-to-quarter comparison basis, real GDP declined by 0.1% in the second quarter of 2020 over the previous quarter. According to the Composite Consumer Price Index, overall consumer prices dropped by 0.4% in August 2020 over the same month a year earlier, following a y-o-y decrease of 2.3% in July 2020. The seasonally adjusted unemployment rate stood at 6.1% in June - August 2020, the same as that in May - July 2020; meanwhile, the underemployment rate increased from 3.5% to 3.8% in the same period.

In June, the Legislative Council expedited the approval of new capital work projects which would provide positive support to the construction industry in the near future. However, Hong Kong's economy remained weak in the second quarter of 2020 as the impacts brought about by the social instability and COVID-19 pandemic persisted. The heavily-weighted business sentiments further

subdued construction investment in private commercial projects, as evidenced by several land bids failing to meet the auction reserve prices set by the government. With the social distancing / isolation strategies taken by the public health officials to slow down the spread of COVID-19, the delays and disruptions to land supply, approval of new building plans and operation of construction sites are inevitable during the pandemic period. With the foreseeable reduction in number of private construction investment in the short term, contractors are keen to submit very competitive bids in order to maintain their order books. The tender price index is anticipated to follow a downward trend in the coming months.

## MACAU

Macau's Gross Domestic Product fell by 67.8% year-on-year in real terms in the second quarter of 2020. Sharper fall in the city's export of gaming and tourism services was observed as visitor arrivals to Macau continued to drop due to ongoing travel restrictions. The general unemployment rate for May - July 2020 increased from 2.5% to 2.7% as compared with that in April - June 2020; and the underemployment rate mildly dropped by 0.1% to 3.3%.

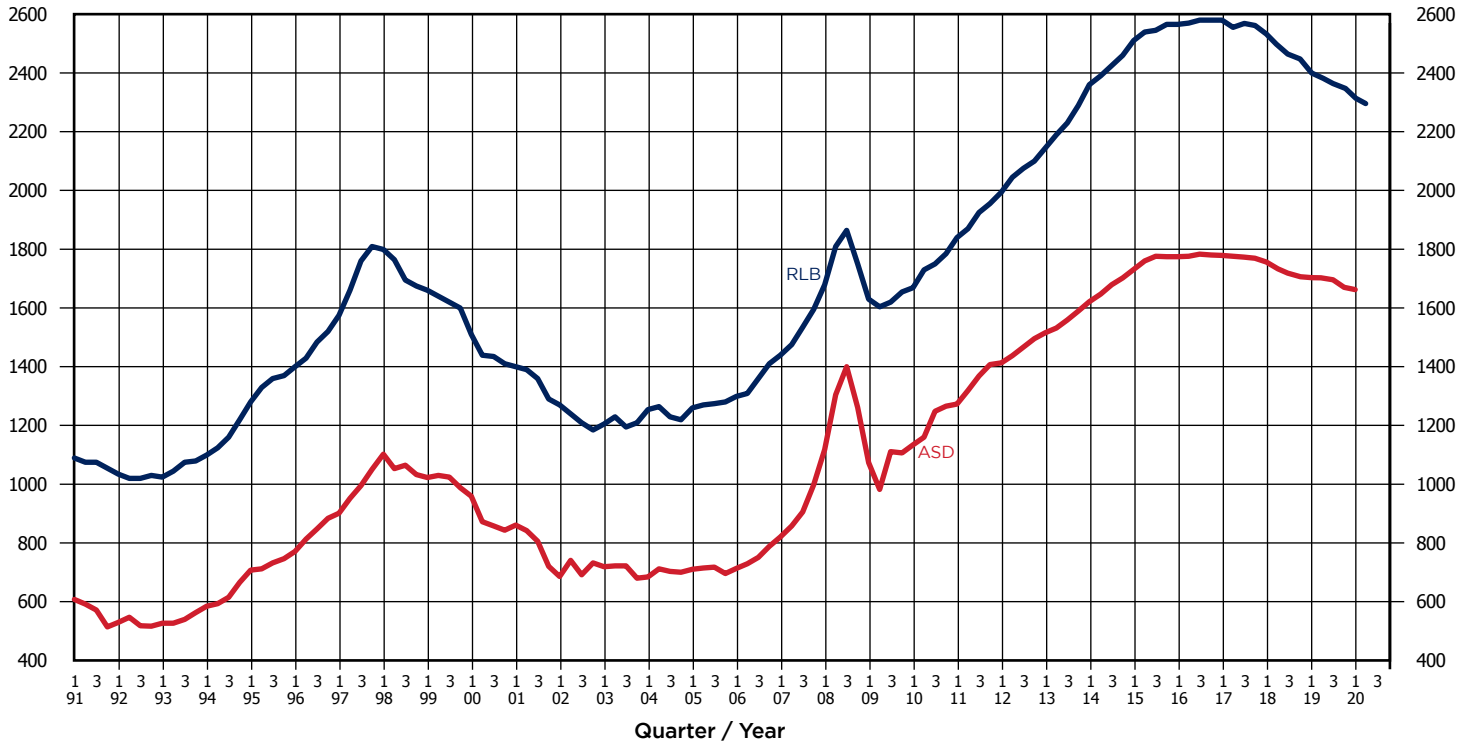
Under the impact of COVID-19, private construction investment declined 9.7% as compared with previous quarter due to the reduction in domestic demand and the pessimistic investor sentiment. The recent construction output in Macau was mainly contributed by the public construction investment owing to the increased expenditure on infrastructure projects by the government. While the global pandemic continues, it is expected that the tender prices in Macau will continue to fall.

### 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 2020**.

## TENDER PRICE INDICES IN HONG KONG

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



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

## TENDER PRICE INDICES

| Quarter | RLB  |      | ASD  |      | RLB  |      | ASD  |      | RLB  |      | ASD  |      | RLB  |      | ASD  |      | RLB  |      | ASD  |      | RLB  |      | ASD  |      |
|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
|         | 1968 | ASD  | 1969 | ASD  | 1970 | ASD  | 1970 | ASD  | 1972 | ASD  | 1973 | ASD  | 1974 | ASD  | 1975 | ASD  | 1976 | ASD  | 1977 | ASD  | 1978 | ASD  | 1979 | ASD  |
| 1       |      |      | 104  |      | 160  | 100  | 210  | 140  | 238  | 144  | 258  | 160  | 345  | 206  | 275  | 145  | 221  | 150  | 270  | 164  | 320  | 203  | 460  | 262  |
| 2       |      |      | 112  |      | 173  | 106  | 222  | 143  | 236  | 146  | 275  | 167  | 345  | 213  | 258  | 145  | 238  | 153  | 270  | 174  | 350  | 208  | 500  | 285  |
| 3       |      |      | 130  |      | 185  | 124  | 230  | 144  | 238  | 158  | 300  | 190  | 318  | 203  | 243  | 137  | 255  | 153  | 273  | 185  | 380  | 230  | 535  | 304  |
| 4       | 100  |      | 148  |      | 198  | 131  | 238  | 143  | 245  | 158  | 325  | 199  | 290  | 191  | 228  | 140  | 263  | 149  | 300  | 201  | 420  | 238  | 550  | 329  |
|         | 1980 |      | 1981 |      | 1982 |      | 1983 |      | 1984 |      | 1985 |      | 1986 |      | 1987 |      | 1988 |      | 1989 |      | 1990 |      | 1991 |      |
| 1       | 570  | 347  | 620  | 389  | 630  | 364  | 560  | 298  | 570  | 328  | 560  | 326  | 605  | 376  | 665  | 385  | 785  | 479  | 960  | 542  | 1020 | 574  | 1090 | 608  |
| 2       | 570  | 353  | 620  | 393  | 620  | 370  | 560  | 298  | 570  | 332  | 555  | 335  | 615  | 392  | 690  | 403  | 820  | 510  | 960  | 548  | 1030 | 561  | 1075 | 592  |
| 3       | 600  | 369  | 630  | 375  | 600  | 342  | 540  | 317  | 570  | 323  | 565  | 344  | 630  | 373  | 700  | 411  | 865  | 521  | 985  | 552  | 1045 | 582  | 1075 | 573  |
| 4       | 610  | 381  | 630  | 376  | 580  | 327  | 560  | 326  | 560  | 337  | 585  | 351  | 655  | 380  | 740  | 438  | 925  | 541  | 1000 | 559  | 1080 | 596  | 1055 | 515  |
|         | 1992 |      | 1993 |      | 1994 |      | 1995 |      | 1996 |      | 1997 |      | 1998 |      | 1999 |      | 2000 |      | 2001 |      | 2002 |      | 2003 |      |
| 1       | 1035 | 531  | 1025 | 527  | 1100 | 586  | 1280 | 708  | 1400 | 772  | 1575 | 902  | 1800 | 1103 | 1660 | 1024 | 1510 | 959  | 1400 | 862  | 1270 | 687  | 1205 | 720  |
| 2       | 1020 | 548  | 1045 | 527  | 1125 | 594  | 1330 | 712  | 1430 | 813  | 1660 | 953  | 1765 | 1054 | 1640 | 1031 | 1440 | 873  | 1390 | 842  | 1240 | 742  | 1230 | 723  |
| 3       | 1020 | 519  | 1075 | 541  | 1160 | 615  | 1360 | 733  | 1485 | 848  | 1760 | 996  | 1695 | 1065 | 1620 | 1025 | 1435 | 858  | 1360 | 807  | 1210 | 692  | 1195 | 722  |
| 4       | 1030 | 518  | 1080 | 563  | 1220 | 666  | 1370 | 747  | 1520 | 885  | 1810 | 1051 | 1675 | 1034 | 1600 | 989  | 1410 | 844  | 1290 | 721  | 1185 | 733  | 1210 | 681  |
|         | 2004 |      | 2005 |      | 2006 |      | 2007 |      | 2008 |      | 2009 |      | 2010 |      | 2011 |      | 2012 |      | 2013 |      | 2014 |      | 2015 |      |
| 1       | 1255 | 685  | 1260 | 711  | 1300 | 714  | 1440 | 821  | 1680 | 1118 | 1630 | 1074 | 1670 | 1134 | 1840 | 1273 | 1995 | 1414 | 2145 | 1516 | 2360 | 1621 | 2510 | 1732 |
| 2       | 1265 | 712  | 1270 | 716  | 1310 | 730  | 1475 | 859  | 1810 | 1305 | 1605 | 983  | 1730 | 1161 | 1870 | 1320 | 2045 | 1438 | 2190 | 1532 | 2390 | 1648 | 2540 | 1761 |
| 3       | 1230 | 704  | 1275 | 718  | 1360 | 751  | 1535 | 906  | 1865 | 1401 | 1620 | 1111 | 1750 | 1249 | 1925 | 1369 | 2075 | 1467 | 2230 | 1559 | 2425 | 1679 | 2545 | 1777 |
| 4       | 1220 | 701  | 1280 | 697  | 1410 | 789  | 1595 | 998  | 1750 | 1262 | 1655 | 1107 | 1785 | 1266 | 1955 | 1408 | 2100 | 1496 | 2290 | 1590 | 2460 | 1703 | 2565 | 1775 |
|         | 2016 |      | 2017 |      | 2018 |      | 2019 |      | 2020 |      | 2021 |      | 2022 |      | 2023 |      | 2024 |      | 2025 |      | 2026 |      | 2027 |      |
| 1       | 2565 | 1775 | 2580 | 1779 | 2530 | 1755 | 2395 | 1695 | 2300 | 1641 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| 2       | 2570 | 1776 | 2555 | 1776 | 2495 | 1727 | 2385 | 1686 | 2265 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| 3       | 2580 | 1783 | 2565 | 1773 | 2465 | 1708 | 2355 | 1675 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |
| 4       | 2580 | 1781 | 2560 | 1768 | 2440 | 1698 | 2340 | 1652 |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |

## COMMON UNIT RATES IN HONG KONG

| Description                                                                                                                                                     | Unit           | Average Rates in HK\$ |          |          |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------|----------|----------|----------|
|                                                                                                                                                                 |                | 3Q2019                | 4Q2019   | 1Q2020   | 2Q2020   |
| Reinforced concrete Grade 40                                                                                                                                    | m <sup>3</sup> | 1,080.00              | 1,100.00 | 1,150.00 | 1,130.00 |
| Sawn formwork                                                                                                                                                   | m <sup>2</sup> | 380.00                | 380.00   | 370.00   | 370.00   |
| Deformed high yield steel bar reinforcement                                                                                                                     | kg             | 9.00                  | 8.90     | 8.70     | 8.60     |
| 105 mm Solid concrete block wall                                                                                                                                | m <sup>2</sup> | 280.00                | 280.00   | 275.00   | 275.00   |
| Mastic asphalt roofing overall 20 mm thick (2-coat work) on horizontal surfaces                                                                                 | m <sup>2</sup> | 167.00                | 166.00   | 163.00   | 161.00   |
| 20 mm (Finished) Timber strip flooring including plywood sub-floor, sanding and wax polishing                                                                   | m <sup>2</sup> | 770.00                | 770.00   | 760.00   | 750.00   |
| Timber skirting 100 mm high x 13 mm thick                                                                                                                       | m              | 117.00                | 116.00   | 114.00   | 112.00   |
| 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.            | 6,100.00              | 6,100.00 | 6,000.00 | 5,900.00 |
| Galvanised mild steel in balustrades, railings and general welded and framed work                                                                               | kg             | 32.00                 | 31.00    | 30.00    | 30.00    |
| Structural steelwork - standard sections                                                                                                                        | kg             | 31.00                 | 30.00    | 29.00    | 29.00    |
| Fluorocarbon coated aluminium windows - frame and hardware including clear float glass and glazing (single-glazed windows)                                      | m <sup>2</sup> | 2,690.00              | 2,670.00 | 2,620.00 | 2,580.00 |
| 20 mm Cement and sand (1:3) paving                                                                                                                              | m <sup>2</sup> | 103.00                | 103.00   | 101.00   | 100.00   |
| Coloured unglazed ceramic mosaic floor tiling                                                                                                                   | m <sup>2</sup> | 280.00                | 280.00   | 275.00   | 270.00   |
| Marble slab flooring (mid-range, European origin)                                                                                                               | m <sup>2</sup> | 3,090.00              | 3,070.00 | 3,020.00 | 2,970.00 |
| Two coats internal lime cement plaster to soffit and beams                                                                                                      | m <sup>2</sup> | 100.00                | 100.00   | 98.00    | 98.00    |
| Metal panel suspended ceiling                                                                                                                                   | m <sup>2</sup> | 640.00                | 635.00   | 625.00   | 615.00   |
| Ceramic / homogeneous wall tiling; internal work                                                                                                                | m <sup>2</sup> | 555.00                | 550.00   | 540.00   | 530.00   |
| Ceramic mosaic external wall tiling; adhesive fixed (45 x 45 or 45 x 95 mm tiles)                                                                               | m <sup>2</sup> | 420.00                | 420.00   | 410.00   | 400.00   |
| Alkali resistant primer and two coats of emulsion paint on plastered walls and ceilings                                                                         | m <sup>2</sup> | 62.00                 | 62.00    | 61.00    | 61.00    |

### 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.

## 2020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 2<sup>nd</sup> Quarter 2020 Prices)

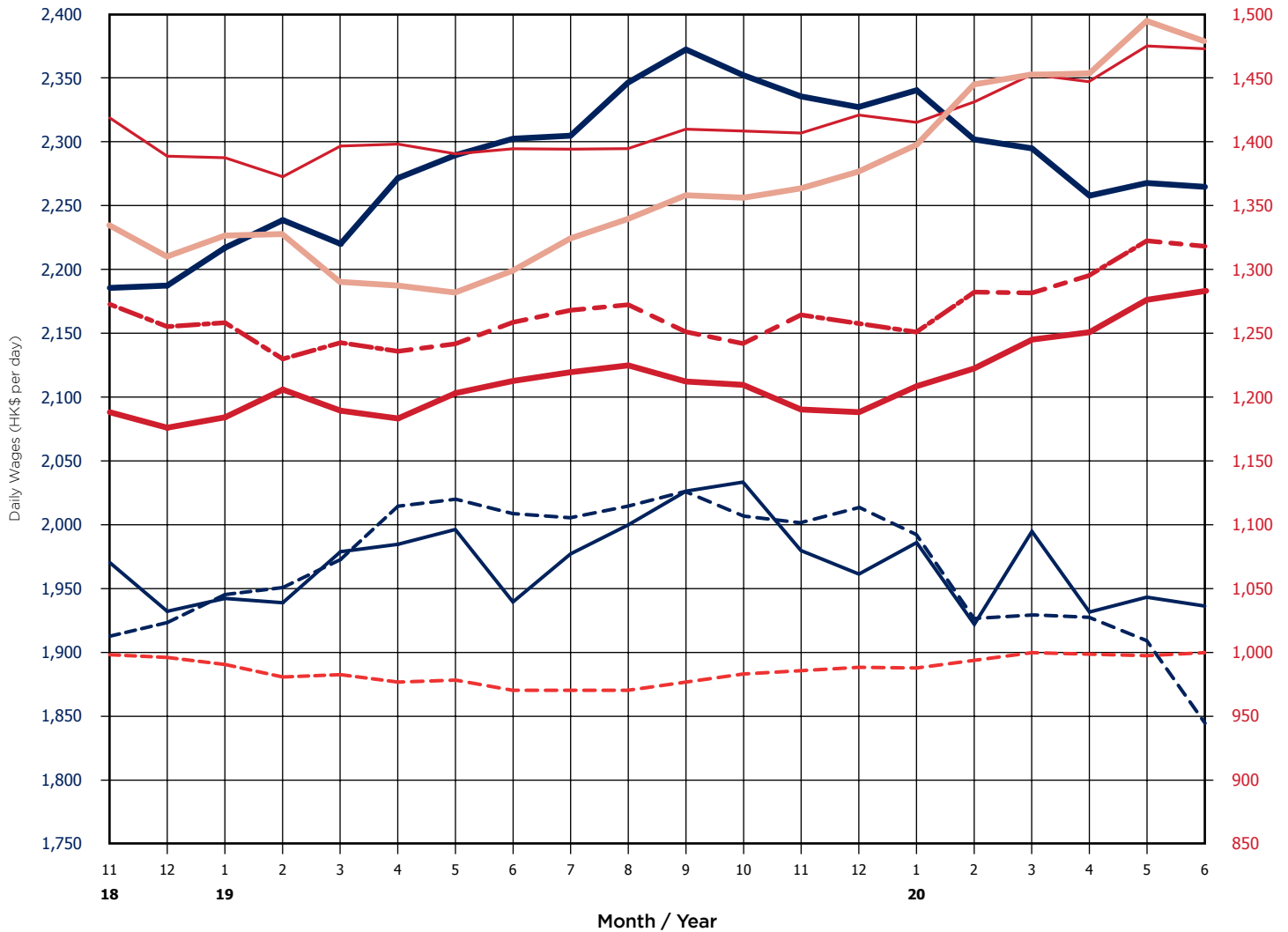
| 建筑物种类<br>Type of Building                                                | 香港<br>Hong Kong<br>HK\$ | 澳门<br>Macau<br>MOP | 北京<br>Beijing<br>RMB | 成都<br>Chengdu<br>RMB | 广州<br>Guangzhou<br>RMB | 上海<br>Shanghai<br>RMB | 深圳<br>Shenzhen<br>RMB | 天津<br>Tianjin<br>RMB | 武汉<br>Wuhan<br>RMB | 无锡<br>Wuxi<br>RMB | 西安<br>Xian<br>RMB | 珠海<br>Zhuhai<br>RMB |
|--------------------------------------------------------------------------|-------------------------|--------------------|----------------------|----------------------|------------------------|-----------------------|-----------------------|----------------------|--------------------|-------------------|-------------------|---------------------|
| <b>Office 办公楼</b>                                                        |                         |                    |                      |                      |                        |                       |                       |                      |                    |                   |                   |                     |
| High Quality 高档次                                                         | 21,700 - 30,900+        | 17,100 - 22,000+   | 8,500 - 12,600       | 7,200 - 10,400       | 7,800 - 11,800         | 8,200 - 12,200        | 7,600 - 11,300        | 7,900 - 12,100       | 7,500 - 11,100     | 8,100 - 12,300    | 7,500 - 11,100    | 7,500 - 11,100      |
| Medium Quality 中档次                                                       | 17,900 - 21,800         | 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                                                    | 15,300 - 19,200         | 10,600 - 14,400    | 4,250 - 5,900        | 3,900 - 5,200        | 4,100 - 5,500          | 4,250 - 5,600         | 4,000 - 5,350         | 4,100 - 5,600        | 3,900 - 5,200      | 4,200 - 5,700     | 3,850 - 5,150     | 3,850 - 5,200       |
| <b>Shopping Centre 商场</b>                                                |                         |                    |                      |                      |                        |                       |                       |                      |                    |                   |                   |                     |
| High Quality 高档次                                                         | 27,100 - 32,500+        | 21,900 - 26,700+   | 8,600 - 13,400       | 7,700 - 11,900       | 8,300 - 12,700         | 8,500 - 13,100        | 8,100 - 12,400        | N/A                  | N/A                | N/A               | N/A               | N/A                 |
| Medium Quality 中档次                                                       | 21,500 - 26,500         | N/A                | 6,800 - 8,600        | 6,200 - 7,800        | 6,700 - 8,200          | 6,800 - 8,600         | 6,500 - 8,000         | N/A                  | N/A                | N/A               | N/A               | N/A                 |
| <b>Residential 住宅</b>                                                    |                         |                    |                      |                      |                        |                       |                       |                      |                    |                   |                   |                     |
| High Rise; High Quality 高层; 高档次                                          | 22,500 - 33,400+        | 14,200 - 19,700+   | 4,900 - 6,800        | 4,050 - 5,700        | 4,500 - 6,200          | 4,600 - 6,600         | 4,350 - 5,900         | 4,550 - 6,400        | 4,200 - 6,050      | 4,650 - 6,600     | 4,200 - 6,100     | 4,200 - 6,100       |
| High Rise; Better Quality 高层; 中档次                                        | 16,300 - 19,300         | 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                                     | 14,800 - 16,100         | 7,900 - 9,600      | 2,750 - 3,700        | 2,450 - 3,350        | 2,650 - 3,550          | 2,650 - 3,600         | 2,600 - 3,500         | 2,600 - 3,600        | 2,450 - 3,350      | 2,650 - 3,600     | 2,450 - 3,350     | 2,450 - 3,350       |
| House; High Quality 别墅; 高档次                                              | 32,400 - 48,400+        | N/A                | 5,350 - 7,600        | 4,450 - 6,300        | 4,900 - 6,900          | 5,050 - 7,300         | 4,600 - 6,600         | 4,850 - 7,100        | 4,600 - 6,700      | 5,150 - 7,300     | 4,600 - 6,700     | 4,600 - 6,700       |
| House; Medium Quality 别墅; 中档次                                            | 22,100 - 27,900         | N/A                | 3,600 - 4,650        | 3,050 - 3,950        | 3,350 - 4,300          | 3,450 - 4,550         | 3,200 - 4,100         | 3,450 - 4,350        | 3,200 - 4,200      | 3,450 - 4,450     | 3,200 - 4,200     | 3,200 - 4,200       |
| Clubhouse 会所                                                             | 29,500 - 48,000+        | 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<br>(cost/m <sup>2</sup> external area) | 3,800 - 8,500+          | N/A                | N/A                  | N/A                  | N/A                    | N/A                   | N/A                   | N/A                  | N/A                | N/A               | N/A               | N/A                 |
| <b>Hotel (including FF&amp;E) 酒店 (包括家具及设备)</b>                           |                         |                    |                      |                      |                        |                       |                       |                      |                    |                   |                   |                     |
| 5-Star 五星                                                                | 32,100 - 39,700+        | 28,700 - 34,800+   | 14,400 - 19,100      | 12,100 - 15,700      | 14,000 - 18,100        | 14,200 - 18,800       | 13,100 - 17,300       | 13,600 - 18,200      | 13,100 - 17,100    | 14,100 - 18,700   | 12,900 - 17,100   | 12,900 - 17,100     |
| 3-Star 三星                                                                | 26,900 - 31,500         | 22,700 - 25,500    | 10,800 - 13,900      | 9,100 - 11,500       | 10,300 - 12,700        | 10,400 - 13,500       | 9,900 - 12,700        | 10,100 - 13,300      | 9,700 - 12,400     | 10,400 - 13,500   | 9,500 - 12,300    | 9,500 - 12,400      |
| <b>Industrial 厂房</b>                                                     |                         |                    |                      |                      |                        |                       |                       |                      |                    |                   |                   |                     |
| Landlord; High Rise 租用; 高层                                               | 10,100 - 12,400         | N/A                | 2,950 - 4,000        | 2,600 - 3,650        | 2,850 - 3,850          | 2,850 - 4,000         | 2,750 - 3,750         | 2,800 - 3,800        | 2,650 - 3,650      | 2,850 - 3,950     | 2,650 - 3,650     | 2,650 - 3,650       |
| End User; Low Rise 自用; 低层                                                | 13,100 - 19,700         | N/A                | 4,150 - 7,400        | 3,750 - 6,700        | 3,950 - 7,300          | 4,100 - 7,300         | 3,850 - 7,200         | 3,950 - 7,200        | 3,750 - 6,700      | 4,100 - 7,300     | 3,750 - 6,700     | 3,750 - 6,700       |
| <b>Carpark 车库</b>                                                        |                         |                    |                      |                      |                        |                       |                       |                      |                    |                   |                   |                     |
| Basement; up to 2 Levels 地下室; 不多于2层                                      | 19,800 - 27,400+        | 10,300 - 12,900+   | 4,250 - 7,300        | 3,850 - 6,300        | 4,050 - 7,000          | 4,450 - 7,400         | 4,050 - 6,800         | 4,050 - 6,800        | 4,050 - 6,800      | 4,150 - 7,100     | 4,100 - 6,800     | 4,050 - 6,800       |
| Multi-Storey 地上; 多层                                                      | 8,900 - 11,500          | 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 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。  
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

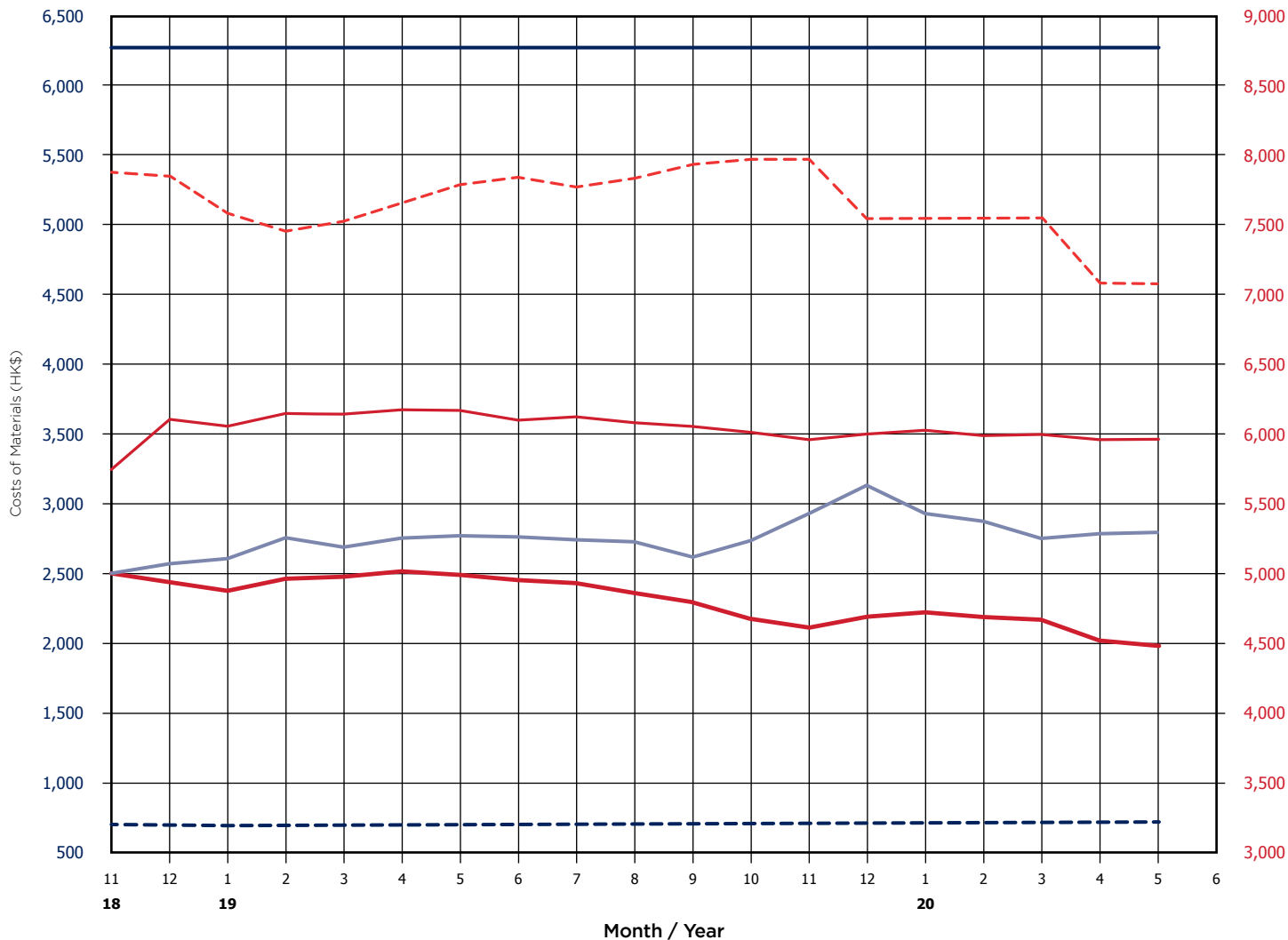
AVERAGE DAILY WAGES OF WORKERS ENGAGED IN  
PUBLIC SECTOR CONSTRUCTION PROJECTS



| Selected Occupations  | Average Daily Wages in HK\$ per day |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
|-----------------------|-------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                       | 2018                                |         | 2019    |         |         |         |         |         |         |         |         |         | 2020    |         |         |         |         |         |         |         |
|                       | 11                                  | 12      | 1       | 2       | 3       | 4       | 5       | 6       | 7       | 8       | 9       | 10      | 11      | 12      | 1       | 2       | 3       | 4       | 5       | 6       |
| Bar Bender and Fixer  | 2,185.0                             | 2,186.8 | 2,216.2 | 2,237.7 | 2,219.3 | 2,270.6 | 2,288.8 | 2,303.5 | 2,304.1 | 2,347.7 | 2,370.9 | 2,351.0 | 2,333.2 | 2,325.5 | 2,336.6 | 2,301.7 | 2,296.8 | 2,257.0 | 2,267.9 | 2,263.7 |
| Concretor             | 1,969.6                             | 1,931.7 | 1,941.6 | 1,938.4 | 1,978.1 | 1,983.9 | 1,995.6 | 1,938.9 | 1,975.8 | 1,999.3 | 2,025.5 | 2,030.5 | 1,977.9 | 1,959.0 | 1,984.9 | 1,915.9 | 1,994.2 | 1,928.4 | 1,943.8 | 1,931.5 |
| Carpenter (formwork)  | 1,912.3                             | 1,922.8 | 1,944.7 | 1,950.1 | 1,972.0 | 2,013.7 | 2,019.4 | 2,007.9 | 2,004.6 | 2,014.3 | 2,024.7 | 2,008.0 | 2,000.8 | 2,012.4 | 1,991.9 | 1,920.5 | 1,923.2 | 1,924.0 | 1,909.1 | 1,842.2 |
| Painter and Decorator | 1,188.2                             | 1,176.1 | 1,184.3 | 1,205.7 | 1,189.4 | 1,183.3 | 1,203.0 | 1,212.6 | 1,218.2 | 1,220.5 | 1,212.1 | 1,209.9 | 1,190.1 | 1,188.9 | 1,206.0 | 1,221.5 | 1,244.1 | 1,249.6 | 1,272.5 | 1,281.8 |
| Plasterer             | 1,334.7                             | 1,309.9 | 1,326.3 | 1,328.0 | 1,290.0 | 1,287.5 | 1,281.9 | 1,299.4 | 1,324.1 | 1,336.7 | 1,355.7 | 1,354.3 | 1,363.8 | 1,381.4 | 1,397.9 | 1,437.6 | 1,452.2 | 1,453.3 | 1,494.2 | 1,477.0 |
| Metal Worker          | 1,272.4                             | 1,255.1 | 1,258.1 | 1,230.0 | 1,242.7 | 1,236.1 | 1,241.7 | 1,258.6 | 1,268.4 | 1,260.4 | 1,250.6 | 1,241.2 | 1,264.8 | 1,257.9 | 1,251.0 | 1,275.5 | 1,275.8 | 1,295.9 | 1,321.6 | 1,316.4 |
| Plumber               | 1,418.7                             | 1,388.8 | 1,387.4 | 1,372.7 | 1,396.7 | 1,398.1 | 1,390.5 | 1,394.6 | 1,393.0 | 1,393.0 | 1,411.2 | 1,409.1 | 1,407.8 | 1,422.0 | 1,412.7 | 1,427.6 | 1,451.3 | 1,446.2 | 1,476.3 | 1,474.5 |
| General Workers       | 997.8                               | 995.8   | 990.2   | 980.5   | 982.4   | 976.7   | 978.1   | 970.2   | 971.3   | 970.9   | 975.8   | 982.9   | 983.6   | 986.9   | 985.1   | 992.0   | 999.9   | 999.7   | 998.0   | 1,001.1 |

(Source: Census and Statistics Department)

## MATERIAL COST TRENDS      AVERAGE WHOLESALE PRICES OF SELECTED BUILDING MATERIALS



| Building Materials                       | Average Wholesale Prices of Selected Building Materials |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |   |
|------------------------------------------|---------------------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|
|                                          | 2018                                                    |       | 2019  |       |       |       |       |       |       |       |       |       |       |       | 2020  |       |       |       |       |   |
|                                          | 11                                                      | 12    | 1     | 2     | 3     | 4     | 5     | 6     | 7     | 8     | 9     | 10    | 11    | 12    | 1     | 2     | 3     | 4     | 5     | 6 |
| Sand (\$/10 t)                           | 2,500                                                   | 2,570 | 2,620 | 2,750 | 2,660 | 2,770 | 2,780 | 2,760 | 2,710 | 2,700 | 2,610 | 2,740 | 2,930 | 3,180 | 2,860 | 2,820 | 2,710 | 2,730 | 2,730 |   |
| Bitumen (\$/t)                           | 7,883                                                   | 7,850 | 7,583 | 7,450 | 7,517 | 7,650 | 7,767 | 7,800 | 7,700 | 7,800 | 7,917 | 7,950 | 7,950 | 7,550 | 7,550 | 7,550 | 7,550 | 7,100 | 7,100 |   |
| Portland Cement (\$/t)                   | 706                                                     | 707   | 717   | 728   | 728   | 728   | 724   | 730   | 730   | 730   | 730   | 730   | 730   | 730   | 736   | 738   | 739   | 739   | 737   |   |
| Sawn Hardwood 50x75 (\$/m <sup>3</sup> ) | 6,303                                                   | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 | 6,303 |   |
| Mild Steel Round Bars (\$/t)             | 5,730                                                   | 6,103 | 6,065 | 6,160 | 6,150 | 6,185 | 6,175 | 6,106 | 6,134 | 6,085 | 6,043 | 6,000 | 5,950 | 5,990 | 6,025 | 5,985 | 5,985 | 5,935 | 5,945 |   |
| High Tensile Steel Bars (\$/t)           | 4,991                                                   | 4,928 | 4,884 | 4,966 | 4,959 | 5,009 | 4,995 | 4,959 | 4,927 | 4,846 | 4,771 | 4,632 | 4,590 | 4,657 | 4,692 | 4,669 | 4,635 | 4,516 | 4,471 |   |

(Source: Census and Statistics Department)



## Cost Model – Wet Laboratories in Educational Institutes

Wet laboratory provides a controlled environment for conducting scientific research and experiment. It requires special design in building service installation to ensure the health and safety of the users, such as fume extraction, chemical waste neutralization and disposal, etc. Apart from the building services, wet laboratory is equipped with extensive built-in furniture, such as shelves and cabinets. Also, anti-slip vinyl flooring sheet and acoustic ceiling are common finish provisions to laboratory.

Our cost model for wet laboratories in educational institutes with Biosafety Level 1 and 2<sup>#</sup> in Hong Kong indicates that the unit cost range is from HK\$ 32,600 to HK\$ 44,000 per m<sup>2</sup> of Construction Floor Area (CFA) at 2nd Quarter 2020 price level.

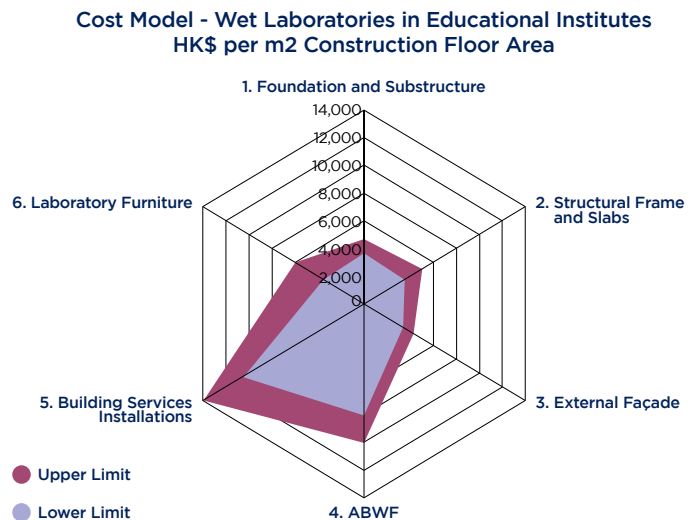
The variance in unit costs is mainly due to the building size, storey height and shape, number of storeys, requirements of laboratory supporting facilities, provision of building services, especially specialist services installation, etc. The difference in Biosafety Level is also a key factor affecting the unit cost.

The following items are excluded:

1. Site formation and demolition of existing building, if any.
2. Basement construction, if any.
3. External works and landscaping.
4. Utility diversion.
5. Loose furniture and equipment.
6. Consultancy fees, legal, financial and marketing expenses.

### Cost Range (at 2<sup>nd</sup> Quarter 2020 Price Level)

|                                                      | Range (HK\$)            |
|------------------------------------------------------|-------------------------|
| 1. Foundation and Substructure                       | 3,100 - 4,100+          |
| 2. Structural Frame and Slabs                        | 3,500 - 5,000+          |
| 3. External Façade                                   | 3,400 - 4,300+          |
| 4. Architectural, Builders' Work and Finishes (ABWF) | 8,600 - 10,600+         |
| 5. Building Services Installations                   | 10,500 - 14,000+        |
| 6. Laboratory Furniture                              | 3,500 - 6,000+          |
| <b>Total:</b>                                        | <b>32,600 - 44,000+</b> |



#### Remarks:

<sup>#</sup> The World Health Organization (WHO) classifies different laboratory types with respective Biosafety Level as below table:

| Biosafety Level                                 | Laboratory Type                                        |
|-------------------------------------------------|--------------------------------------------------------|
| Basic – Biosafety Level 1 (BSL-1)               | Basic teaching, research                               |
| Basic – Biosafety Level 2 (BSL-2)               | Primary health services; diagnostic services, research |
| Containment – Biosafety Level 3 (BSL-3)         | Special diagnostic services, research                  |
| Maximum Containment – Biosafety Level 4 (BSL-4) | Dangerous pathogen units                               |

Source: *Laboratory Biosafety Manual, World Health Organization (WHO)*

The cost model should be regarded as guidelines to indicate the likely range of laboratory costs for early stage cost planning. Actual costs will depend, among others, on the final design and the eventual selection of materials.

# OFFICES IN HONG KONG, MACAU AND MAINLAND CHINA

## 香港、澳门及中国内地办事处

### HONG KONG 香港

15th Floor  
Goldin Financial Global Centre  
17 Kai Cheung Road  
Kowloon Bay, Kowloon  
Hong Kong  
香港九龙九龙湾启祥道 17 号  
高银金融国际中心 15 楼  
Telephone 电话: 852 2823 1823  
Facsimile 传真: 852 2861 1283  
E-mail 电邮: hongkong@hk.rlb.com

### BEIJING 北京

Room 1803-1809, 18th Floor  
East Ocean Centre  
24A Jian Guo Men Wai Avenue  
Chaoyang District  
Beijing 100004  
China  
中国北京市  
朝阳区建国门外大街 24A  
东海中心 18 楼 1803-1809 室  
邮编 100004  
Telephone 电话: 86 10 6515 5818  
Facsimile 传真: 86 10 6515 5819  
E-mail 电邮: beijing@cn.rlb.com

### CHENGDU 成都

Room 2901-2904, 29th Floor  
Square One  
No.18 Dongyu Street  
Jinjiang District  
Chengdu 610016  
Sichuan Province  
China  
中国四川省成都市  
锦江区东御街 18 号  
百扬大厦 29 楼 2901-2904 室  
邮编 610016  
Telephone 电话: 86 28 8670 3382  
Facsimile 传真: 86 28 8613 6160  
E-mail 电邮: chengdu@cn.rlb.com

### CHONGQING 重庆

Room 1-3 & 17-18  
39/F, IFS Tower T1  
No. 1 Qingyun Road  
Jiangbei District  
Chongqing 400024  
China  
中国重庆市江北区  
庆云路 1 号  
国金中心 T1 办公楼  
39 楼 1-3 及 17-18 单元  
邮编 400024  
Telephone 电话: 86 23 6380 6628  
Facsimile 传真: 86 23 6380 6618  
E-mail 电邮: chongqing@cn.rlb.com

### GUANGZHOU 广州

Room 1302-1308  
Central Tower  
No. 5 Xiancun Road  
Guangzhou 510623  
Guangdong Province  
China  
中国广东省广州市  
冼村路 5 号  
凯华国际中心  
1302-1308 室  
邮编 510623  
Telephone 电话: 86 20 8732 1801  
Facsimile 传真: 86 20 8732 1803  
E-mail 电邮: guangzhou@cn.rlb.com

### GUIYANG 贵阳

Room E, 12th Floor  
Fuzhong International Plaza  
126 Xin Hua Road  
Guiyang 550002  
Guizhou Province  
China  
中国贵州省贵阳市  
新华路 126 号  
富中国际广场 12 层 E 座  
邮编 550002  
Telephone 电话: 86 851 8553 3818  
Facsimile 传真: 86 851 8553 3618  
E-mail 电邮: guiyang@cn.rlb.com

### HAIKOU 海口

Room 1705, 17th Floor  
Fortune Centre  
38 Da Tong Road  
Haikou 570102  
Hainan Province  
China  
中国海南省海口市  
大同路 38 号  
财富中心 17 楼 1705 室  
邮编 570102  
Telephone 电话: 86 898 6672 6638  
Facsimile 传真: 86 898 6672 1618  
E-mail 电邮: haikou@cn.rlb.com

### HANGZHOU 杭州

Room 1603, 16th Floor  
North Tower, Modern City Center  
No. 161 Shao Xing Road  
Xia Cheng District  
Hangzhou 310004  
Zhejiang Province, China  
中国浙江省杭州市  
下城区绍兴路 161 号  
现代中心北楼 16 层 1603 室  
邮编 310014  
Telephone 电话: 86 571 8539 3028  
Facsimile 传真: 86 571 8539 3708  
E-mail 电邮: hangzhou@cn.rlb.com

### MACAU 澳门

Alameda Dr. Carlos D' Assumpção  
No. 398 Edificio CNAC 9º Andar I-J  
Macau SAR  
澳门新口岸  
宋玉生广场 398 号  
中航大厦 9 楼 I-J 座  
Telephone 电话: 853 2875 3088  
Facsimile 传真: 853 2875 3308  
E-mail 电邮: macau@mo.rlb.com

### NANJING 南京

Room 1201, 12th Floor  
South Tower, Jinmao Plaza  
201 Zhong Yang Road  
Nanjing 210009  
Jiangsu Province  
China  
中国江苏省  
南京市中央路 201 号  
金茂广场南塔写字楼 12 楼 1201 室  
邮编 210009  
Telephone 电话: 86 25 8678 0300  
Facsimile 传真: 86 25 8678 0500  
E-mail 电邮: nanjing@cn.rlb.com

### NANNING 南宁

Room 2203, 22th Floor  
Block B, Resources Building  
No. 136 Minzu Road  
Qingxiu District  
Nanning 530000  
Guangxi Province  
China  
中国广西省  
南宁市青秀区民族大道 136 号  
华润大厦 B 座 22 层 2203 室  
邮编 530000  
Telephone 电话: 86 771 5896 101  
E-mail 电邮: nanning@cn.rlb.com

### SHANGHAI 上海

22nd Floor, Greentech Tower  
No.436 Heng Feng Road  
Jingan District  
Shanghai 200070  
China  
中国上海市  
静安区恒丰路 436 号  
环智国际大厦 22 楼  
邮编 200070  
Telephone 电话: 86 21 6330 1999  
Facsimile 传真: 86 21 6330 2012  
E-mail 电邮: shanghai@cn.rlb.com

### SHENYANG 沈阳

25th Floor  
Tower A, President Building  
No. 69 Heping North Avenue  
Heping District  
Shenyang 110003  
Liaoning Province  
China  
中国辽宁省沈阳市  
和平区和平北大街 69 号  
总统大厦 A 座 25 楼  
邮编 110003  
Telephone 电话: 86 24 2396 5516  
Facsimile 传真: 86 24 2396 5515  
E-mail 电邮: shenyang@cn.rlb.com

### SHENZHEN 深圳

Room 4510-4513  
Shun Hing Square Diwang Comm.  
Centre  
5002 Shennan Road East  
Shenzhen 518001  
Guangdong Province  
China  
中国广东省深圳市  
深南东路 5002 号  
信兴广场地王商业大厦  
4510-4513 室  
邮编 518001  
Telephone 电话: 86 755 8246 0959  
Facsimile 传真: 86 755 8246 0638  
E-mail 电邮: shenzhen@cn.rlb.com

### TIANJIN 天津

Room 502, 5th Floor  
Tianjin International Building  
75 Nanjing Road  
Heping District  
Tianjin 300050  
China  
中国天津市  
和平区南京路 75 号  
天津国际大厦 5 楼 502 室  
邮编 300050  
Telephone 电话: 86 22 2339 6632  
Facsimile 传真: 86 22 2339 6639  
E-mail 电邮: tianjin@cn.rlb.com

### WUHAN 武汉

Room 2301  
New World International Trade Centre  
No. 568 Jianshe Avenue  
Wuhan 430022  
Hubei Province  
China  
中国湖北省武汉市  
汉口建设大道 568 号  
新世界国贸大厦 2301 室  
邮编 430022  
Telephone 电话: 86 27 6885 0986  
Facsimile 传真: 86 27 6885 0987  
E-mail 电邮: wuhan@cn.rlb.com

### WUXI 无锡

Room 1410-1412, 14th Floor  
Juna Plaza  
No. 6 Yonghe Road  
Nanchang District  
Wuxi 214000  
Jiangsu Province  
China  
中国江苏省无锡市  
南长区永和路 6 号  
君来广场 14 楼 1410-1412 室  
邮编 214000  
Telephone 电话: 86 510 8274 0266  
Facsimile 传真: 86 510 8274 0603  
E-mail 电邮: wuxi@cn.rlb.com

### XIAN 西安

Room 1506, 15th Floor, Tower F  
Chang'an Metropolis Center  
No.88 Nanguan Zheng Street  
Beilin District  
Xian 710068  
Shaanxi Province  
China  
中国陕西省西安市  
碑林区南关正街 88 号  
长安国际中心 F 座 15 楼 1506 号  
邮编 710068  
Telephone 电话: 86 29 8833 7433  
Facsimile 传真: 86 29 8833 7438  
E-mail 电邮: xian@cn.rlb.com

### ZHUHAI 珠海

Room 1401-1402, 14th Floor  
Taifook International Finance Building  
No. 1199 Jiu Zhuo Road East  
Jida  
Zhuhai 519015  
Guangdong Province  
China  
中国广东省珠海市  
吉大九洲大道东 1199  
泰福国际金融大厦 14 楼  
1401-1402 室  
邮编 519015  
Telephone 电话: 86 756 388 9010  
Facsimile 传真: 86 756 388 9169  
E-mail 电邮: zhuhai@cn.rlb.com

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