December 2024

CHINA REPORT

CONSTRUCTION PROCUREMENT AND COST INTELLIGENCE

RLB 利比 Rider Levett Bucknall

OFFICES AROUND THE WORLD

AFRICA

Angola
Luanda

Botswana
Gaborone

Kenya
Nairobi

Mauritius
Quatre Bornes

Mozambique
Maputo

Namibia
Windhoek

Nigeria
Lagos

Seychelles
Victoria

South Africa
Cape Town
Durban
Pretoria
Stellenbosch

MIDDLE EAST

Qatar
Doha

Saudi Arabia
Riyadh
Jeddah

United Arab Emirates
Abu Dhabi
Dubai

ASIA

North Asia
Beijing
Chengdu
Guangzhou
Guiyang
Haikou
Hangzhou
Hong Kong
Macau
Nanjing
Nanning
Seoul
Shanghai
Shenyang
Shenzhen
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
Singapore
Yangon

Maldives
Hulhumale

India Alliance
Bangalore

EUROPE

United Kingdom
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Edinburgh
Leeds
Liverpool
London
Manchester
Newcastle Upon Tyne
Sheffield
Thames Valley
Warrington

Euro Alliance
Belgium
Bulgaria
Croatia
Czech Republic
Denmark
France
Germany
Hungary
Ireland
Italy
Luxembourg
Montenegro
Netherlands
Norway
Poland
Portugal
Romania
Serbia
Spain
Sweden

OCEANIA

Australia
Adelaide
Brisbane
Cairns
Canberra
Coffs Harbour
Darwin
Gold Coast
Melbourne
Newcastle
Perth
Sunshine Coast
Sydney
Townsville

New Zealand
Auckland
Christchurch
Dunedin
Hamilton
Palmerston North
Queenstown
Tauranga
Wellington

AMERICAS

Caribbean
St. Lucia

North America
Boston
Calgary
Chicago
Denver
Hilo
Honolulu
Las Vegas
Los Angeles
Maui
Miami
Nashville
New York
Phoenix
Portland
San Francisco
San Jose
Seattle
Toronto
Tucson
Waimea
Washington DC

America Alliance
Mexico City
Colombia

COST CONTROL OF OWNER-OCCUPIED OFFICE BUILDING PROJECTS

With the rapid growth of strategic emerging industries such as the Internet, new energy, semiconductors, and new media, the demand for the construction of owner-occupied headquarters or branch buildings by leading enterprises is on the rise. Despite their dominant positions in their respective fields, these companies often lack the necessary experience in the construction sector, particularly in cost management for owner-occupied office buildings. Drawing on the practical experience of Rider Levett Bucknall in managing multiple owner-occupied office building projects, this article seeks to identify the key points and challenges in cost control for such projects, offering insights and guidance for businesses.

I. Characteristics of Owner-occupied Office Building Projects

(1)**High-end Positioning and Brand Image:** The construction of an owner-occupied office building must reflect the company's high-end positioning and align with its brand image, cultural values, and functional needs. These buildings should blend harmoniously with the surrounding environment and meet the stringent planning and layout requirements set by government regulatory bodies.

(2)**High Standards for Green Buildings:** Regulatory policies mandate high green standards for owner-occupied office buildings. The client proactively pursue green, energy-efficient, and low-carbon development. For instance, in RLB's projects, efforts are made to achieve Green Building Two-star or Three-star, LEED Gold or Platinum, WELL or health certifications, and low-carbon or zero-carbon whole life certifications.

(3)**Complex Building Functional Requirements:** The layout design of owner-occupied office buildings is more complex than that of leased office buildings. In addition to standard requirements, these buildings must incorporate functions such as a visitor center, employee cafeteria, fitness center, lecture hall, exhibition hall, training center, activity center, archive room, and some commercial facilities.

(4)**Extended Construction Period:** Owner-occupied office buildings require full decoration to meet hand over standards, involving second stage mechanical and electrical installations during the fitting out phase. Consequently, the construction period is typically one year longer than that of leased office buildings.

(5)**Stringent Acceptance Requirements:** Fully decorated acceptance is mandatory, with all business and functional departments of the client involved in the process. Thus, the actual acceptance criteria are more rigorous than those of the developer for leased office buildings.

COST CONTROL OF OWNER-OCCUPIED OFFICE BUILDING PROJECTS

II. Special Requirements for Cost Management

Owner-occupied office building projects present unique challenges in cost control, including:

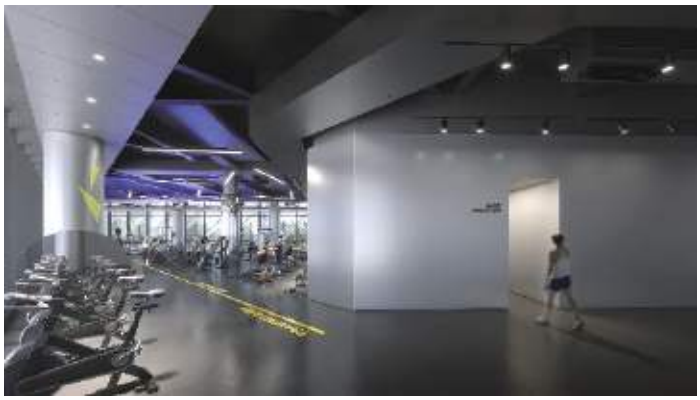
(1)**Comprehensive Cost Control:** Construction cost control must extend beyond traditional construction hard costs to include preliminary fees, development costs, municipal facilities fees, and lifecycle costs.

(2)**Simplified Contract Planning and Procurement Methodology:** Unlike seasoned developers, clients building for self-usage usually have limited project management resources so they often require simplified contract planning and prefer lump-sum contracts based on drawings and specifications.

(3)**Expanded Supplier Resources:** This type of projects typically lack existing supplier resources, and the high degree of customization in functional requirements and product configuration increases the selection process and difficulty, making competitiveness harder to ensure.

(4)**Diversity and Variability:** The layout and distribution of functional areas in owner-occupied office buildings must meet the diverse requirements of all business and functional departments. These requirements often lead to frequent design modifications and the need for building function variability and extensibility.

(5)**Risk Management:** It is crucial to assess potential risks during the design and construction processes and develop relevant response strategies. There may be various types of risks such as market risks, risks related to technical issues, policy risks, etc.



COST CONTROL OF OWNER-OCCUPIED OFFICE BUILDING PROJECTS

III. Challenges of Cost Management

(1)**Design Stage Cost Control:** Design decisions significantly impact project costs. Comprehensive cost estimation and prediction are essential, with early intervention by QS companies like RLB to optimize design schemes and establish reasonable cost control targets.

(2)**Decision Stage Cost Control:** A thorough evaluation and formulation of the overall project budget, risk assessment, and management strategies are necessary, along with effective communication and coordination with all parties.

(3)**Bidding Stage Cost Control:** Early determination of suppliers, streamlined contractual framework, and selection of a suitable pricing model are crucial for cost control.

(4)**Construction Stage Cost Control:** Stringent budget management, supply chain management, and effective change management measures are essential to manage the higher change orders rate in owner-occupied projects.

(5)**Final Account Stage Cost Control:** Formulating a reasonable final account plan, resolving disputes, and conducting post-project evaluation analysis are vital for final cost solidification.

(6)**Risk Management:** Spanning over the whole cost management process, evaluating risks and developing relevant risk response measures are necessary.

By implementing these measures, the costs of owner-occupied office building projects can be effectively controlled, ensuring the economic and efficient operation of the project and enhancing the economic benefits of the enterprise.

COST CONTROL OF OWNER-OCCUPIED OFFICE BUILDING PROJECTS

IV. Cost Indication of Owner-occupied Office Building Project

No.	Sub-item		Unit price per building area (RMB/m²)	Proportion (%)	Remarks
1	Preliminary fees	Including administrative fees, approval and reporting fees, survey fees, mapping fees, temporary facility fees, and testing fees, etc.	220~270/m²	3%	Note 1
2	Development management fees	Including various schematic design, construction drawing design, special design, design consultants, service consulting, supervision, and other development management fees	400~500/m²	5%	Note 1
3	Building costs	Including piles and foundation, earthwork and support structure / building works, facade, fitting-out, mechanical and electrical installations, lifts and escalators, ELV and intelligent installations, landscape, etc.	7,000~8,500/m²	85%	Note 2
4	Municipal facilities fees	Including gas, municipalworks, power, communications network, and small municipal services, etc.	180~230/m²	2%	
5	Contingencies	Contingencies for the above items, including abnormal price increase, etc.	400~500/m²	5%	
	Total:	**The entire project construction costs, excluding land fees, client's overheads, and capital costs**	**8,200~10,000/m²**	**100%**	

Notes:

1.Different clients may have slightly different classification criteria for preliminary fees and development management fees.

2.The unit costs vary depending on the located city, building form, height, basement depth, structural form, mechanical and electrical configurations, and decoration standards. The reference indices provided are for medium to high-end construction standards.

3.Compared to leased office buildings, owner-occupied office building projects incur higher costs in fully decorated and furnished areas, second stage mechanical and electrical works, special requirements, and costs related to extended construction period.

COST CONTROL OF SELF-USED OFFICE BUILDING PROJECTS

V. Conclusion

In the context of the current real estate industry adjustment and sector transformation, the development of new industries presents new opportunities for the construction of enterprise self-used office buildings and industrial parks. RLB will continue to enhance its practical experience in cost control, strive for innovation and improvement to meet the diverse needs of the market and clients at large.

AVERAGE WHOLESALE PRICES OF SELECTED BUILDING MATERIALS IN SELECTED CITIES OF CHINA (RMB)

(All rates described are at 3rd Quarter 2024 Prices)

	Building materials		Beijing	Chengdu	Chongqing	Guangzhou	Hangzhou	Nanjing	Shanghai	Shenyang	Shenzhen	Tianjin	Wuhan	Xian
1	Reinforcement bar HPB300 10mm	¥/t	4,354	3,643	3,693	3,781	3,910	3,802	4,009	4,038	3,802	3,881	3,672	3,650
2	Reinforcement bar HRB400E 10mm	¥/t	4,262	3,655	3,683	3,786	3,769	3,930	3,796	3,804	3,794	3,667	3,563	3,597 HRB400
3	Reinforcement bar HRB400E 25mm	¥/t	4,002	3,462	3,493	3,697	3,646	3,780	3,661	3,605	3,614	3,509	3,461	3,597 HRB400
4	Reinforced concrete Grade C30 5-25mm aggregates P8 waterproofing (exclude pumping fee)	¥/m³	430	496 include pumping fee	325 include pumping fee, non-waterproof	490	477 include pumping fee	403	602	349 non-waterproof	546	456	450	595 include pumping fee
5	Timber Formwork local commonly used materials	¥/m³	2,305	4,274	1,838	1,515	1,780	1,868	-	2,023	2,561	2,112	2,203	2,178
6	Portland cement Grade 42.5(bulk)	¥/t	427	400	392 bagged	406	365	390	407	463	402	483	333	522
7	Sand Rough/mixed	¥/t	99	140	178 extra fine sand	157	145 Gross sand	213 Coarse sand	178	66	148	93	139	172
8	Hot rolled equal -leg angle steel 45-50×3-6mm	¥/t	4,079 Q235B 50	3,709 Q235 L50×50×5	3,813 Q235B 4-8mm	3,980	3,920 Q235B	3,974 Equal-leg angle steel	3,687 Equal-leg angle steel 36-40 × 3-5mm	3,605	3,928 Angle steel	3,499	3,786 Equal-leg angle steel 45-50 × 3-5mm	3,697
9	Galvanized steel sheet 1.0mm	¥/t	5,342	6,046 0.5 - 1.2mm	4,980 Galvanized coil，1.0×1250×C	4,684	4,935	4,359 Hot dip galvanized steel sheet Q235B	3,717 Hot rolled steel sheet Q235 δ≥2.0	4,934 Continuously hot-dip zinc-coated steel sheet 1.00~2.5 Z275 (two-sided)	4,881	4,524	4,265 Hot rolled steel sheet Q235 δ≥1.0	4,840
10	Seamless steel pipe 108×3.5-4mm	¥/t	5,446 108 x 6mm	6,290	4,693 108 x 4.5mm	4,761	5,887 108x4-8mm	4,760	5,316 108×3-4.5mm #20	4,588 68~159	5,156 Seamless steel pipe	4,591	4,556 108×4.5-5mm	4,663
11	Galvanized welded steel pipe 20mm 26.75x2.75mm	¥/t	5,410	5,695	5,013 Hot dip galvanized steel pipe Q235 / Q195 DN15-20	6,439 Galvanized water, gas transportation pipe	5,131 20*2.8mm	5,138 Hot dip galvanized steel pipe DN15~DN32	4,484 Φ20 mm	4,659 DN25~DN32	5,186 Hot dip galvanized steel pipe	4,826	5,056 20×2.75mm	4,767
12	Hot-rolled steel channel Grade a steel #16-18mm	¥/t	4,128	3,638 Q235 #16mm	3,850 Q235B 16-22#	4,093	3,889 Q235B	4,040 Steel channel	3,843 Q235 16#	3,661 5~30#	3,961 Steel channel	3,441	3,786	3,703
13	Glass FG	¥/t	1,159											
14	Aluminium al	¥/t	19,600											
15	Copper cu	¥/t	75,357											
16	Dry-mixed plastering mortar DP M10	¥/t	298	414	274	417	324	385	387	376	-	343	305	360
17	Prefabricated laminated slab 150kg/m³	¥/m³	3,110 140kg/m³	2,267 This information price is according to concrete 350 yuan /m³, reinforcement 3 yuan /kg	2,500 140kg/m³	2,968 130-160kg/m³	2,434	3,001	3,325	-	-	3,737 140kg/m³	2,827	4,083
18	APP Modified Bitumen Waterproofing membrane 3 mm PY	¥/m²	38 SBS Ⅱ PY PE PE3	54 APP-I-PY-PE-PE4.0	26 PY-I-PE/D-3.0mm	29	29 PY-I-D-3mm	37	29 APP-I-PY-PE	36 SBS 3mm-25℃	33 SBS 3mm	37 SBS 3mm	27	-
19	JS Cementitious Waterproofing Coatings Type I two-component	¥/kg	15	18 JS-II	9 JS-II (two-component)	12	9	8	-	9	12	14	21 Noncurable rubber modified asphalt waterproofing coating	-

Notes:

1. The above prices (except items 13, 14, 15) are based on either guiding price from websites or periodicals published by local construction cost management office ;
2. Items 13 in the above table are based on closing price by the 10th trading day of month published by Zhengzhou Commodity Exchange (www.czce.com.cn/cn/index.htm), as a general reference price for all areas;
3. Items 14 & 15 in the above table are based on closing price by end of month published by Shanghai Futures Exchange (www.shfe.com.cn), as a general reference price for all areas;
4. "-" means local price is not available;
5. The unit price in the above table is VAT.

AVERAGE DAILY WAGES OF WORKERS FOR CONSTRUCTION INDUSTRY IN SELECTED CITIES OF CHINA (RMB)

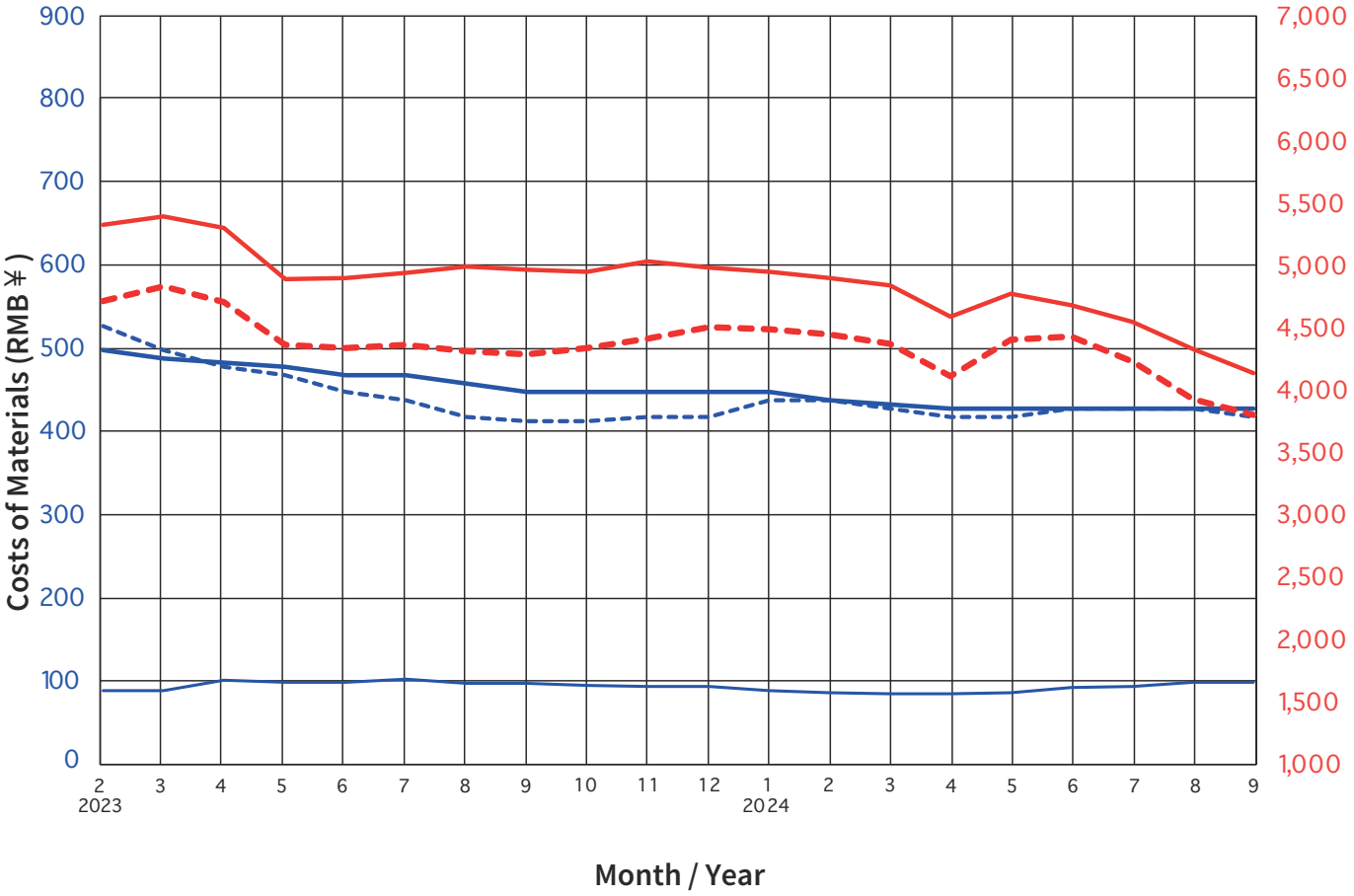
(All rates described are at 3rd Quarter 2024 Prices)

	Selected Trades (according to the general public standards)	Beijing	Chengdu	Chongqing	Guangzhou	Hangzhou	Nanjing	Shanghai	Shenyang	Shenzhen	Tianjin	Wuhan	Xian
1	Joiner (construction)	390	351	278	313	307	300	360	281	400 Decoration Joiner	353	270	310
2	Painter	360	257	247	290	276	276	380	265	352	307	215	300
3	Formwork erector	395	326	294	320	316	303	360	269	394	334	270	380
4	Plasterer (normal)	364	277	238	300	267	250	380	281	349	332	189	290
5	Bar Bender	374	307	277	317	307	297	365	235	372	326	256	293
6	Bricklayer (masonry)	367	281	239	305	316	272	360	276	356	326	240	340
7	E&M worker	331	252	237	300	263 Metal worker	256 Metal worker	375	260	357 Average plumber/ electrician	294	224	290
8	Concretor	330	273	244	300	260	261	360	187	349	301	225	260
9	Waterproofing worker	385	239	232	290	278	268	370	264	328	319	213	280
10	Plasterer (Surface)	444	286	264	305	282	277	400	309	401	354	231	340
11	Scaffolder	388	312	284	320	328	274	420	289	402	335	259	360
12	Welder	384	311	242	305	309	274	415	267	364	324	225	310
13	Rigger	323	252	201	295	271	260	365	279	338	274	210	250
14	Glazier	364	252	222	295	261	254	365	233	353	276	189	320
Average daily wage (1-14)		**371**	**284**	**250**	**304**	**289**	**273**	**377**	**264**	**365**	**318**	**230**	**309**

Notes:

1. Various types of daily wage are based on construction market price, which are updated in real time. The data covers commercial, residential and industrial development project; the rate is based on the weighted daily rates received from 2-4 contractors;
2. Labour costs include: basic wage, allowances, benefits, etc. i.e. all expense payable to workers;
3. Daily rate is based on 8 hours per day, excluding overtime allowance;
4. All trades are based on general labour.

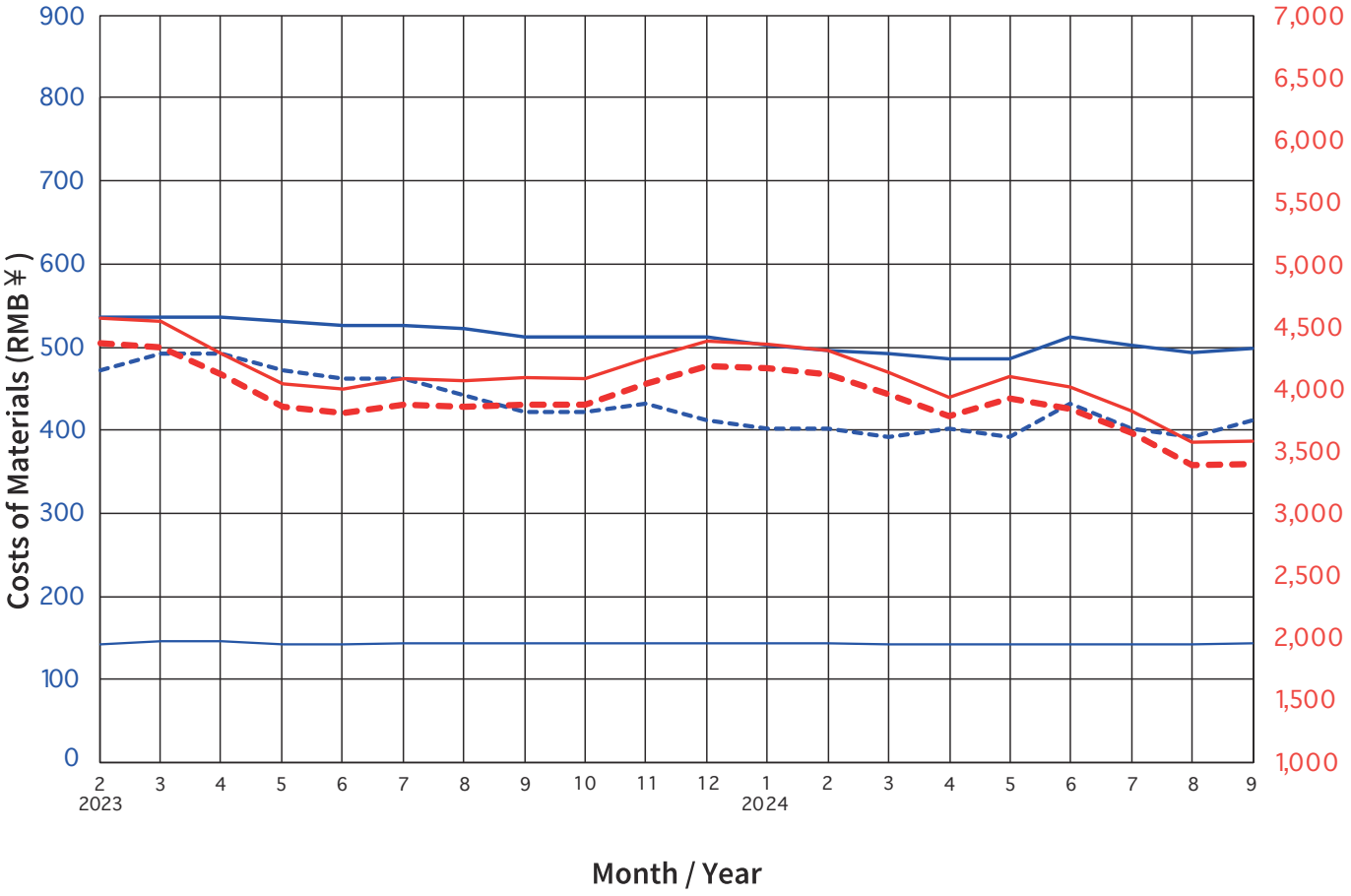
Wholesale Prices of Selected Building Materials in Beijing



Building Materials			Wholesale Prices of Selected Building Materials in Beijing																			
			2023											2024								
			Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Reinforcement bar HPB300 10mm	¥/t	———	5,346	5,413	5,320	4,910	4,913	4,960	5,010	4,983	4,966	5,053	4,996	4,966	4,913	4,860	4,603	4,786	4,700	4,566	4,346	4,150
Reinforcement bar HRB400E 25mm	¥/t	- - - -	4,729	4,849	4,726	4,376	4,356	4,382	4,326	4,302	4,352	4,429	4,519	4,502	4,459	4,386	4,129	4,422	4,449	4,249	3,942	3,816
Portland cement Grade 42.5 (bulk)	¥/t	·····	530	500	480	470	450	440	420	415	415	420	420	440	440	430	420	420	430	430	430	420
Reinforced concrete Grade C30 5-25mm aggregates P8 waterproofing (exclude pumping fee)	¥/m^3	———	500	490	485	480	470	470	460	450	450	450	450	450	440	435	430	430	430	430	430	430
Sand (rough/mixed)	¥/t	———	90	90	103	101	100	104	99	99	97	96	95	90	88	87	87	88	94	96	101	101

(Source: www.bjzj.net)

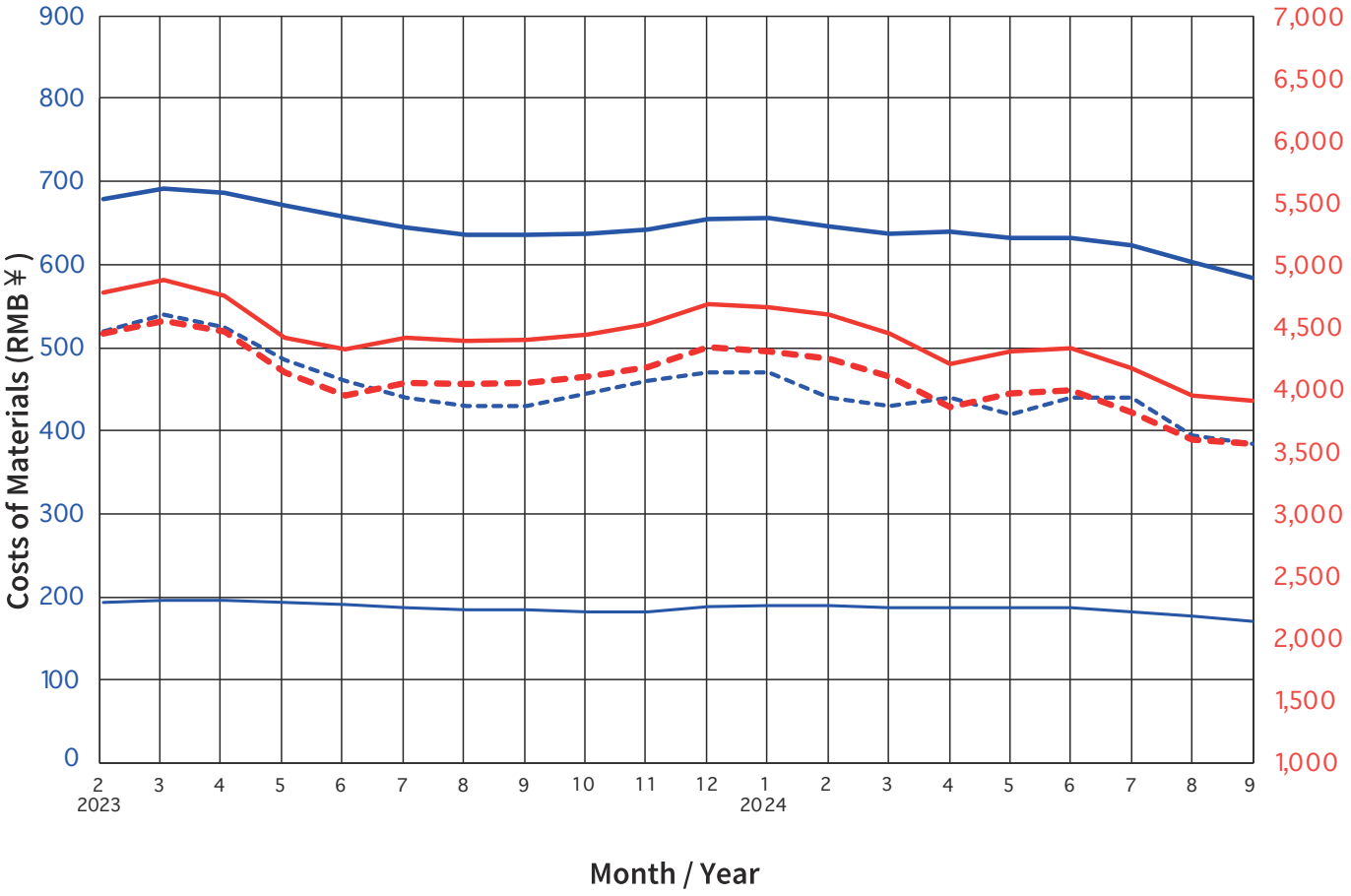
Wholesale Prices of Selected Building Materials in Chengdu



Building Materials			Wholesale Prices of Selected Building Materials in Chengdu																				
			2023											2024									
			Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Reinforcement bar HPB300 10mm	¥/t	—	4,554	4,527	4,270	4,031	3,982	4,071	4,053	4,077	4,070	4,226	4,373	4,343	4,294	4,118	3,922	4,088	4,003	3,811	3,556	3,562
Reinforcement bar HRB400E 25mm	¥/t	·····	4,355	4,319	4,100	3,841	3,788	3,861	3,843	3,862	3,861	4,026	4,173	4,152	4,104	3,939	3,765	3,908	3,823	3,631	3,376	3,380
Portland cement Grade 42.5 (bulk)	¥/t	·····	470	490	490	470	460	460	440	420	420	430	410	400	400	390	400	390	430	400	390	410
Reinforced concrete Grade C30 5-25mm aggregates P8 waterproofing (exclude pumping fee)	¥/m³	—	534	534	534	529	524	524	521	510	510	510	510	500	495	490	485	485	510	500	492	497
Sand (rough/mixed)	¥/t	—	140	143	143	140	140	141	141	141	141	141	141	141	141	139	139	139	139	139	139	141

(Source: www.sceci.net)

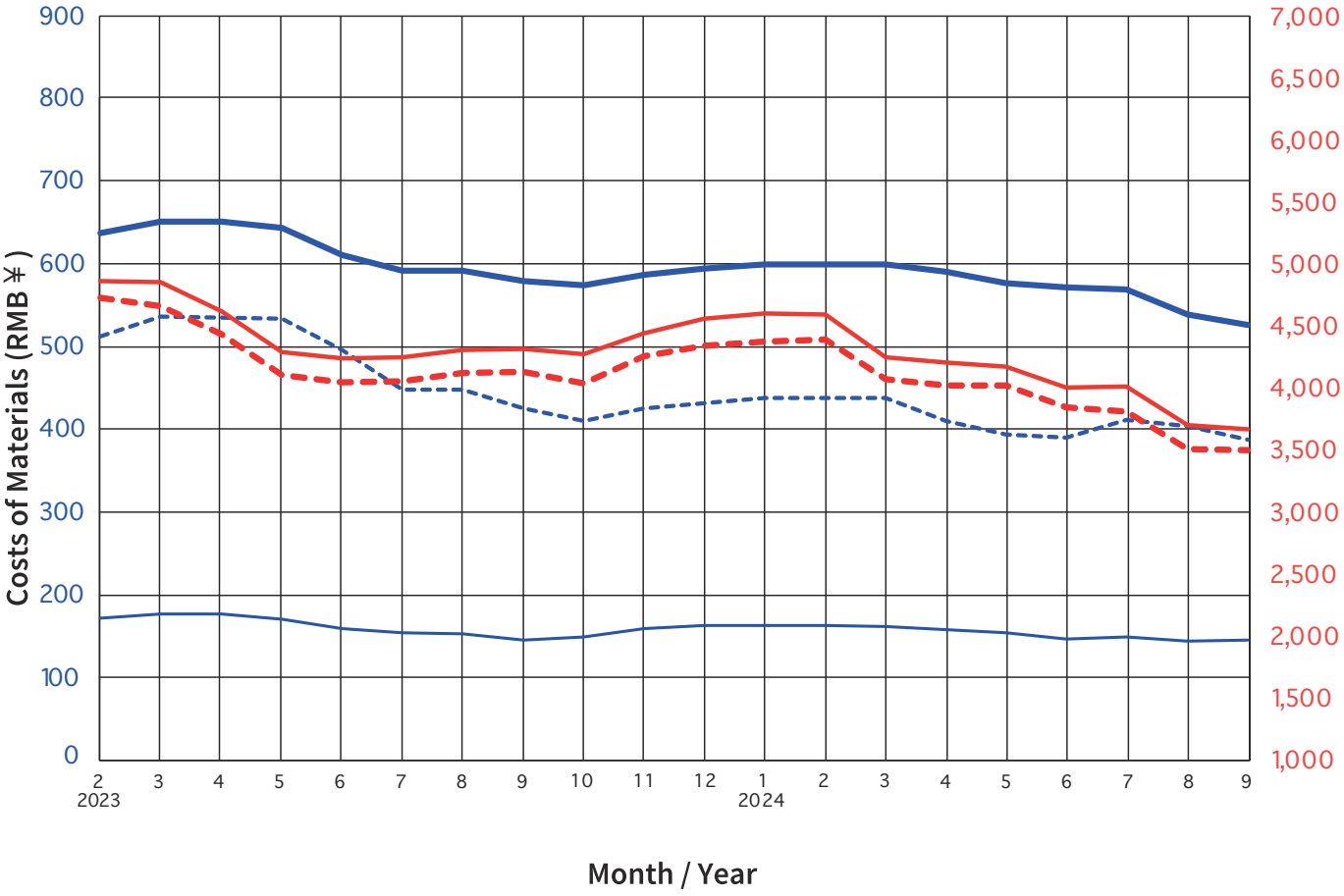
Wholesale Prices of Selected Building Materials in Shanghai



Building Materials			Wholesale Prices of Selected Building Materials in Shanghai																		
			2023											2024							
			Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Reinforcement bar HPB300 10mm	¥/t	———	4,770	4,875	4,750	4,410	4,320	4,415	4,385	4,395	4,435	4,525	4,685	4,655	4,600	4,445	4,200	4,300	4,330	4,170	3,950	3,908
Reinforcement bar HRB400E 25mm	¥/t	·····	4,450	4,545	4,460	4,140	3,955	4,055	4,045	4,055	4,100	4,180	4,335	4,300	4,245	4,100	3,860	3,965	3,990	3,820	3,600	3,564
Portland cement Grade 42.5 (bulk)	¥/t	·····	520	540	525	485	460	440	430	430	445	460	470	470	440	430	440	420	440	440	395	385
Reinforced concrete Grade C30 5-25mm aggregates P8 waterproofing (exclude pumping fee)	¥/m^3	———	678	690	685	670	657	644	635	635	637	642	654	655	645	636	639	632	632	622	602	583
Sand (rough/mixed)	¥/t	———	195	198	198	195	192	189	186	186	184	184	190	191	191	188	188	188	188	183	179	172

(Source: https://ciac.zjw.sh.gov.cn/)

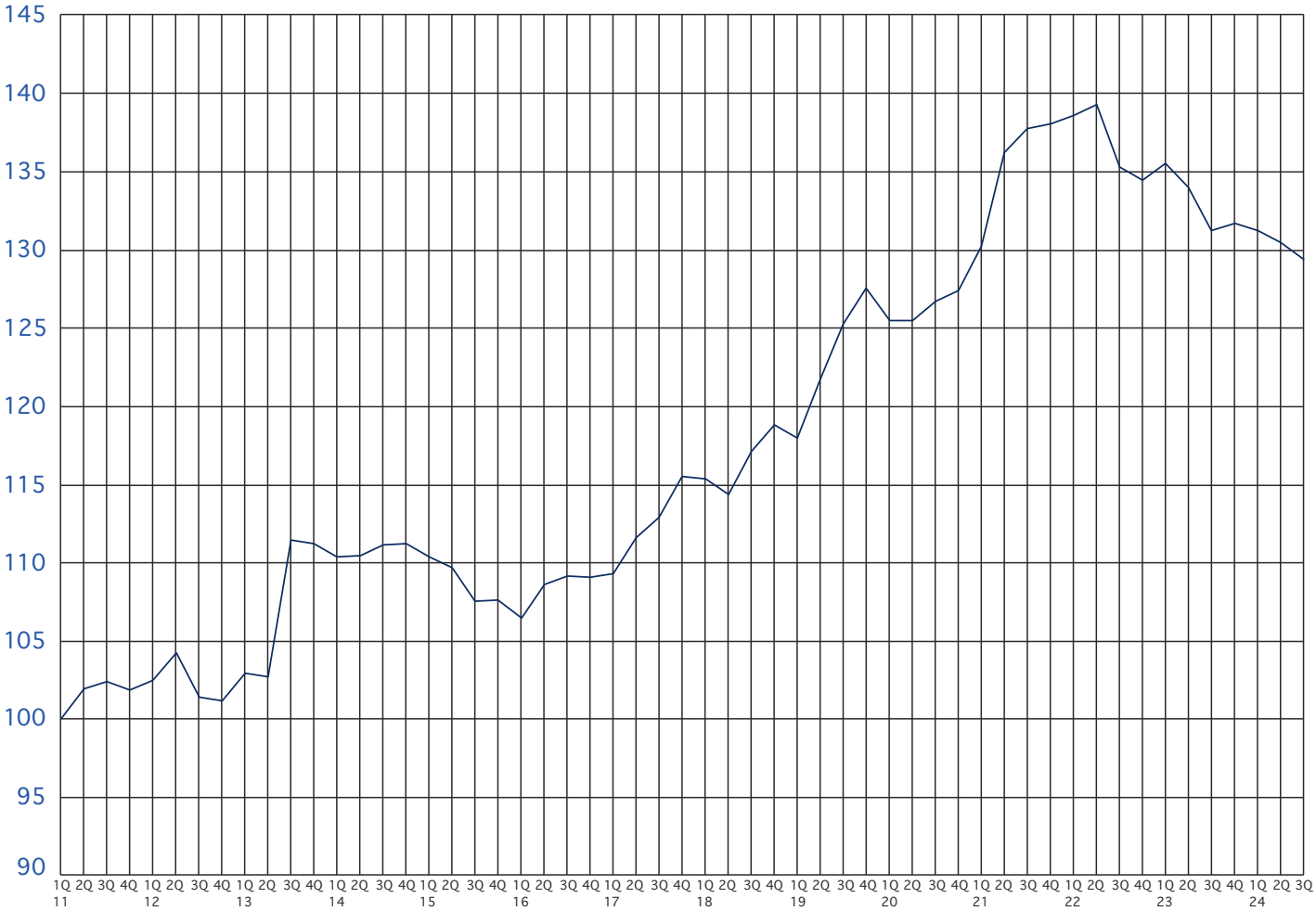
Wholesale Prices of Selected Building Materials in Shenzhen



Building Materials			Wholesale Prices of Selected Building Materials in Shenzhen																			
			2023											2024								
			Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Reinforcement bar HPB300 10mm	¥/t	———	4,873	4,864	4,624	4,302	4,247	4,255	4,311	4,326	4,278	4,449	4,563	4,605	4,604	4,256	4,213	4,181	4,010	4,021	3,711	3,675
Reinforcement bar HRB400E 25mm	¥/t	- - - -	4,739	4,664	4,439	4,116	4,057	4,059	4,133	4,139	4,048	4,266	4,346	4,380	4,395	4,079	4,026	4,028	3,852	3,817	3,518	3,508
Portland cement Grade 42.5 (bulk)	¥/t	·····	513	538	536	535	497	449	449	427	411	427	433	439	439	439	411	395	391	413	405	389
Reinforced concrete Grade C30 5-25mm aggregates P8 waterproofing (exclude pumping fee)	¥/m³	———	638	652	652	645	612	593	593	580	576	588	595	601	601	601	592	577	573	570	540	527
Sand (rough/mixed)	¥/t	———	173	178	178	172	161	155	154	147	151	161	164	164	164	163	159	155	149	150	146	147

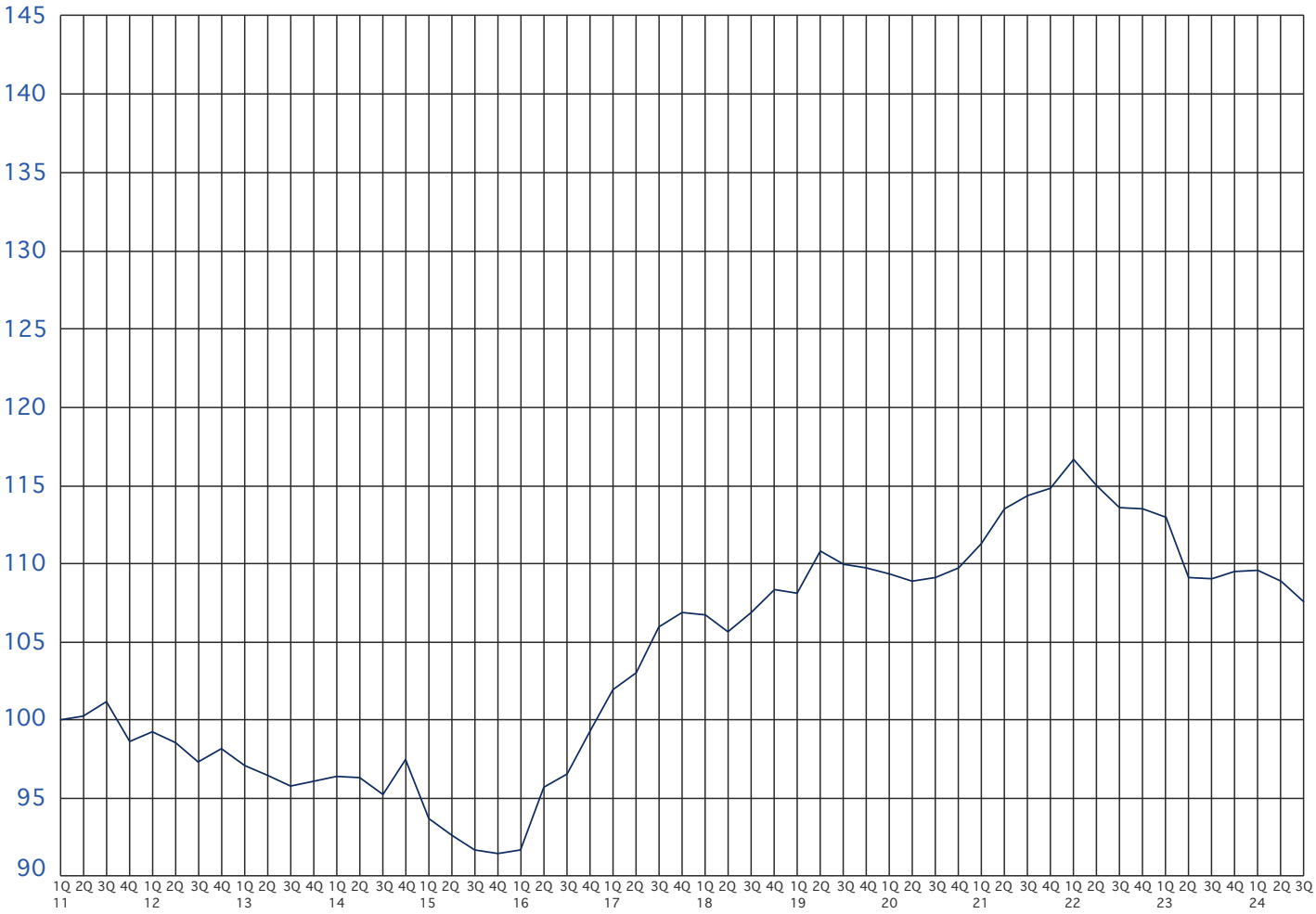
(Source: www.szcost.cn)

Construction Cost indices in Beijing



Quarter	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	100.00	102.41	102.86	110.31	110.35	106.41	109.21	115.32	117.90	125.38	130.11	138.45	135.37	131.15
2	101.88	104.19	102.64	110.43	109.61	108.56	111.55	114.29	121.61	125.42	136.13	139.18	133.88	130.36
3	102.38	101.37	111.35	111.10	107.50	109.13	112.84	117.03	125.13	126.58	137.63	135.18	131.14	129.25
4	101.81	101.13	111.19	111.12	107.57	109.03	115.45	118.74	127.44	127.33	137.92	134.34	131.56	

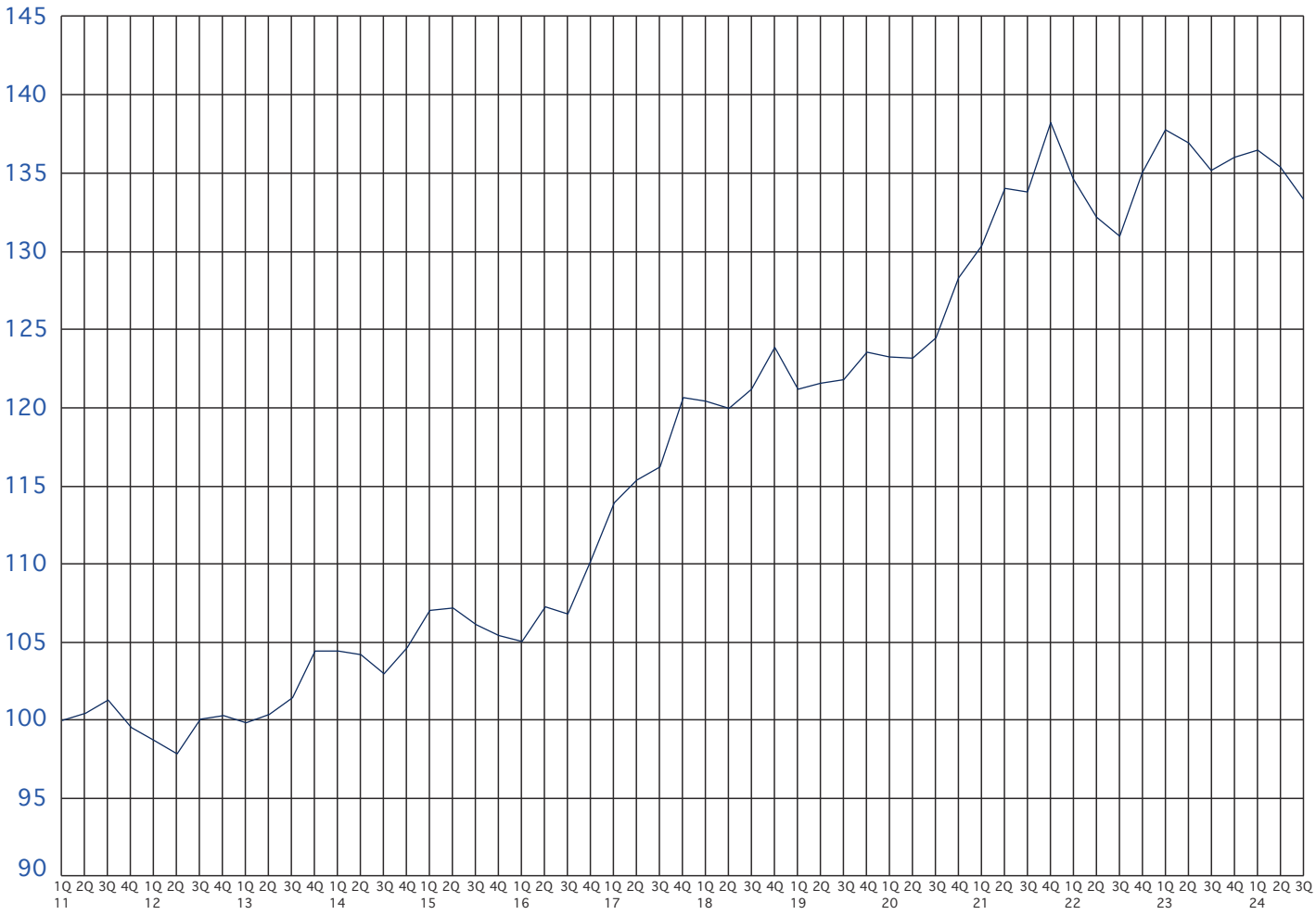
Construction Cost indices in Chengdu



Quarter/Year

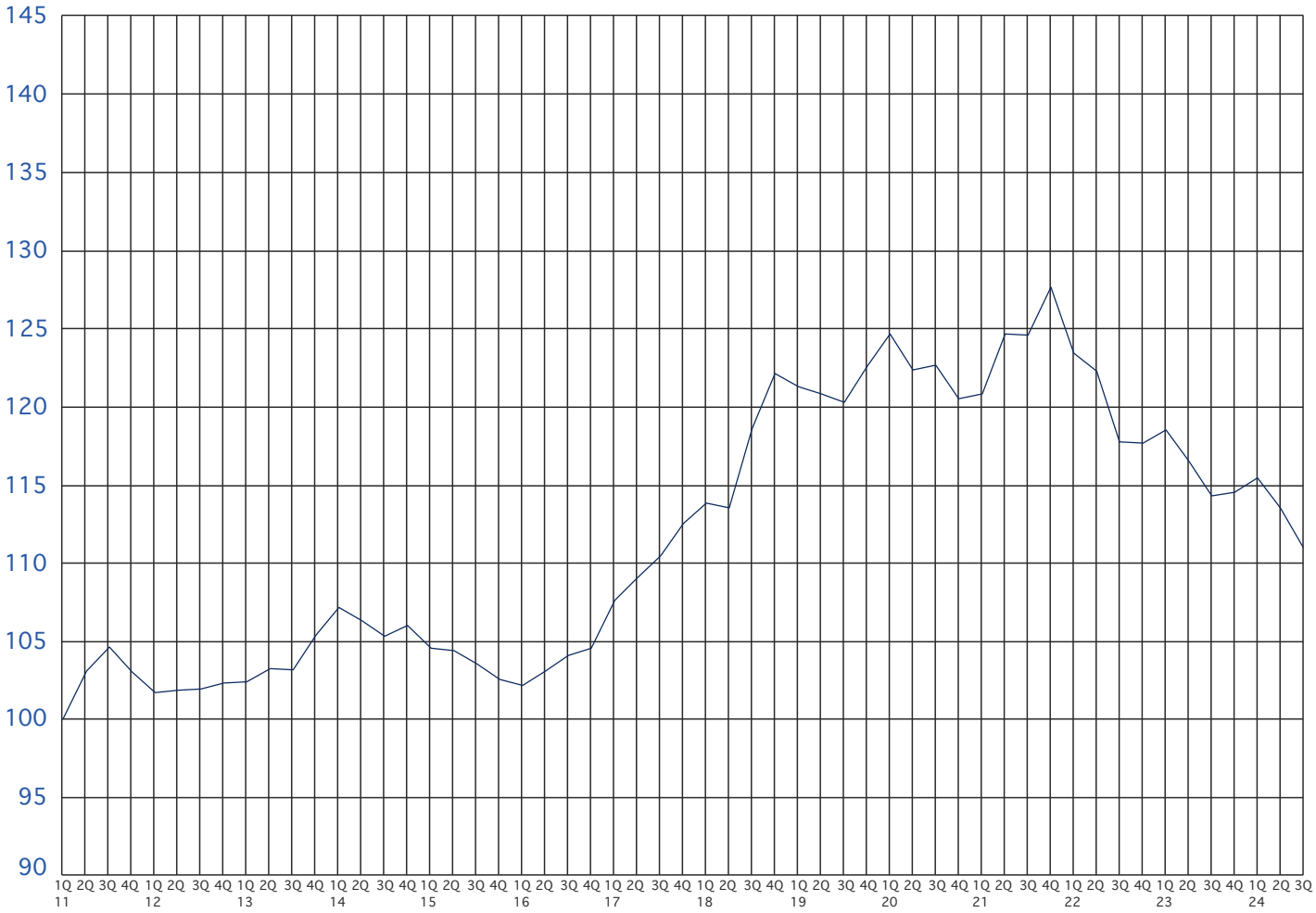
Quarter	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	100.00	99.25	97.12	96.41	93.77	91.77	101.95	106.69	108.01	109.28	111.16	116.52	112.87	109.50
2	100.21	98.55	96.48	96.34	92.69	95.71	103.00	105.56	110.75	108.77	113.36	114.83	109.04	108.77
3	101.19	97.34	95.77	95.28	91.74	96.56	105.90	106.80	109.84	109.03	114.27	113.45	108.96	107.51
4	98.63	98.19	96.11	97.50	91.49	99.21	106.84	108.29	109.67	109.66	114.70	113.43	109.45	

Construction Cost Indices in Shanghai



Quarter	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	100.00	98.73	99.87	104.44	107.03	105.02	113.90	120.43	121.23	123.28	130.41	134.66	137.77	136.52
2	100.45	97.84	100.40	104.24	107.20	107.24	115.36	119.96	121.55	123.22	134.02	132.21	136.94	135.47
3	101.30	100.10	101.46	103.01	106.16	106.82	116.24	121.23	121.84	124.50	133.81	130.97	135.17	133.36
4	99.52	100.31	104.44	104.64	105.42	110.29	120.63	123.87	123.59	128.32	138.30	135.04	136.04	

Construction Cost Indices in Shenzhen



Quarter/Year

Quarter	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	100.00	101.66	102.34	107.10	104.50	102.13	107.57	113.79	121.17	124.54	120.73	123.35	118.39	115.35
2	103.05	101.84	103.24	106.27	104.35	103.06	108.98	113.43	120.70	122.22	124.55	122.16	116.40	113.48
3	104.58	101.87	103.16	105.29	103.50	104.06	110.39	118.53	120.16	122.59	124.48	117.67	114.25	110.90
4	103.01	102.30	105.32	105.94	102.55	104.47	112.49	122.00	122.50	120.39	127.55	117.62	114.43	

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