

# GLOBAL

# ANNUAL REPORT

## 2025

RLB Rider  
Levett  
Bucknall



**Where People Make Progress**

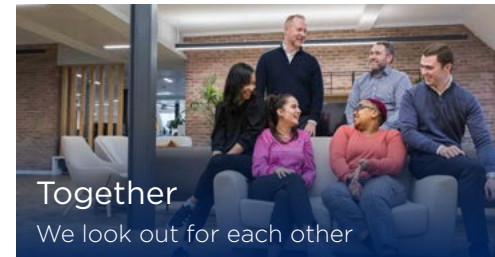
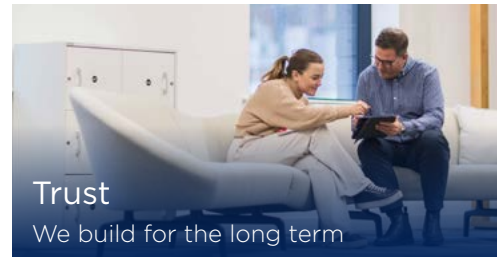
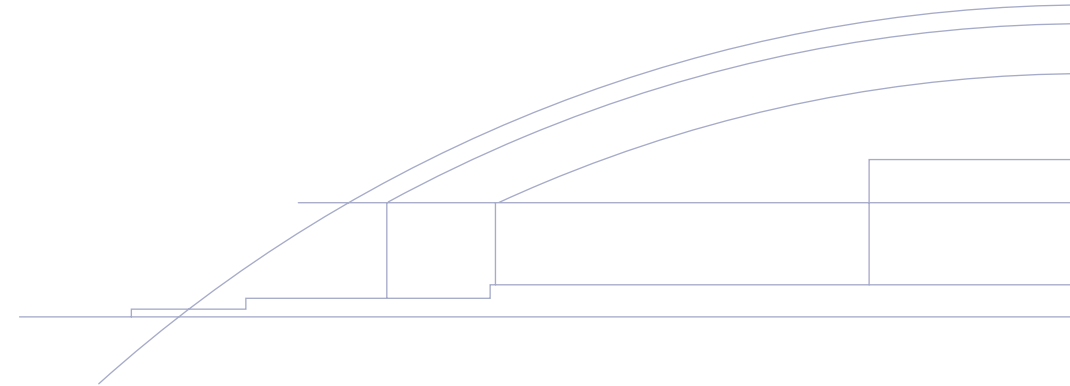
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# Where People Make Progress

We make progress for our clients, communities and colleagues

## Welcome

**At Rider Levett Bucknall, we are in the business of making progress. We believe that when we bring together the right people who are doing things the right way, we can make progress for our clients, communities and colleagues.**

RLB is where people progress because we are guided and inspired by our global values: **Truth, Trust, Together, Tomorrow.** These values are new but represent principles we have always followed.

In this report, we demonstrate that these are not just words. They are the values we live by and inform our daily decision-making. They are the foundations of everything we do:



- **We bring Truth** to an increasingly uncertain world by standing by our commitments, delivering clarity and providing expert insights that drive informed decisions.
- **We build Trust** through long-term relationships – both with our clients and within our teams – by working with integrity, transparency and a commitment to excellence.
- **We work Together** by fostering a culture of support, embracing diverse perspectives and collaborating to solve complex challenges.
- **We shape Tomorrow** by striving to make a lasting positive impact on our industry, our communities and the future of the built environment.

These values represent what our people told us was important to them. The collective voice of all 4,500 of our global colleagues has shaped their creation. Leaders across our network unequivocally endorsed them at RLB's 2024 Global Conference in Sydney.

We also endorsed our strategic direction for RLB until 2030. We now have a clear roadmap to enhanced efficiency, digital innovation, a people-first culture and sustainable growth. This roadmap will ensure we remain relevant, resilient and impactful for our clients and stakeholders for years to come.

We have achieved so much in the past 12 months by expanding our global footprint, establishing new offices and strengthening our presence in key markets. But the highlight for me has been seeing everyone in our global family united behind a shared vision for our future.

As we celebrate RLB's 240th anniversary in 2025, we honour our rich history while embracing the future. From our beginnings in 1785 as a small firm of quantity surveyors to delivering iconic projects like the Sydney Opera House, Marina Bay Sands and the Louvre Abu Dhabi, our journey is proof of our enduring expertise and principles.

At RLB, our values are more than guiding principles; they are the foundation of our commitment to shaping the future of the built environment. By speaking the Truth, building Trust, working Together and doing good for Tomorrow, we do more than deliver projects – we create lasting progress. With 240 years of expertise, we remain dedicated to excellence, innovation and integrity, ensuring that we not only honour our past but actively shape the world of tomorrow.

I look forward to seeing what we will achieve in the next chapter of our history.

**Peter Tulla**  
Global Board Chair, RLB

## Our values



### Truth

We speak the truth.

We say what we mean and we do what we say.

We are passionate about getting the fundamentals right, striving for excellence and telling the truth always. No exceptions.

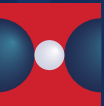


### Trust

We build for the long term. We focus on building long-standing relationships.

We partner to bring our clients' imagination to life for our communities.

By making business personal, we make remarkable things happen.



### Together

We look out for each other.

We work hard, we've got each other's backs and we try to enjoy the journey along the way.

Most importantly, we're proud of what we build together.



### Tomorrow

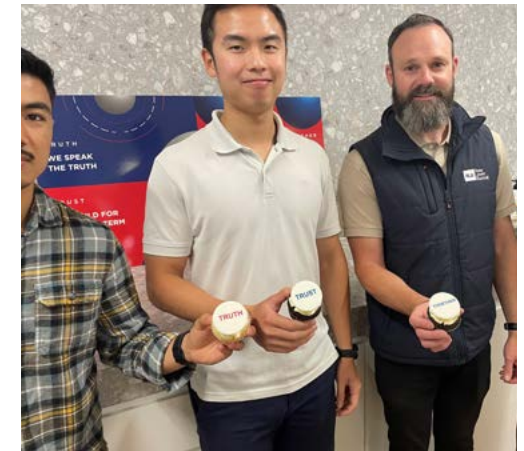
We work to do good.

We're here to make a lasting positive impact on our communities and our planet.

To do that we will always be ready to grow and challenge each other. Today and tomorrow.

“We live by our values. They are the foundations of everything we do.”





**Our people work together seamlessly across geographies and we launched our new values in unison as a global family.**

In a co-ordinated roll-out in November, launch events were held across Africa, America, Asia, Europe, the Middle East and Oceania.

In Europe, a live webcast from our London office in The Shard brought together colleagues in 17 offices across six countries.

# Global reach

## local expertise

RLB is a truly global practice, delivering landmark projects and better outcomes for our customers, colleagues and communities around the world.



Find out more about each RLB region:



[RLB Africa](#)



[RLB Americas](#)



[RLB Asia](#)



[RLB Europe](#)



[RLB Middle East](#)



[RLB Oceania](#)

### RLB in numbers



**240**  
years in business



**4,500**  
colleagues



**57%/43%**  
male/female workforce



**100%**  
employee-owned company



**US\$435m**  
global gross revenue



**0**  
global target of net zero emissions by 2030



# AFRICA



## Highlights from our regions

Africa

Americas

Asia

Europe

Middle East

Oceania



### 1. Certification cements our presence in Kenya

RLB Kenya is now registered with the Board of Registration of Architects and Quantity Surveyors (BORAQS), official recognition of our ability to deliver top-tier quantity surveying services in compliance with national standards. This achievement coincides with the opening of our new office in Nairobi, another milestone in our expansion across Africa. Having broken ground on our first project in Mali, RLB is now actively delivering services in 15 countries on the continent.

### 2. Supporting social-economic progress in South Africa

RLB ZA was shortlisted for the Social Impact Corporate Award at the prestigious Black Management Forum (BMF) Achievement Awards 2024. The award recognises exceptional leadership in corporate social responsibility and contributions to socio-economic transformation. The BMF focuses on the development of managerial leadership that supports positive change in corporate South Africa and broader society.

### 3. RLB excellence recognised by award

RLB ZA received the PMR.africa 2024 Golden Arrow Award in the Large Quantity Surveying Firms category. Following a national survey of quantity surveyors in South Africa, we achieved an 'Excellent' rating, reaffirming our position as one of the top three firms in the country for the 20th consecutive year. PMR.africa is a South African research-based magazine aimed at celebrating excellence and successful teams in business.

### 4. University students learn from our experts

Members of our Cape Town office hosted a training workshop for QS Honours students at the University of Cape Town. It centered around WinQS and DimensionX – software tools used by RLB to enhance our services for clients. The aim of the workshop was to introduce these tools to the students to assist them in their studies and upcoming projects, supporting them in their career development within the built environment sector.







# AMERICAS

## Highlights from our regions

Africa

**Americas**

Asia

Europe

Middle East

Oceania



### 1. New promotions among senior leadership

There were 21 promotions across the senior leadership team at RLB North America, ranging from Associate level to a Senior Vice President role (Paraic Morrissey, pictured). The appointments demonstrate the depth of talent we have within RLB and the importance we attach to investing in the development of our people. In tandem with these promotions, the number of internal shareholders also increased – strengthening our culture as an employee-owned company.

### 2. RLB unites with P2i Strategies

P2i Strategies Ltd, a leading project management company with decades of experience, has joined forces with RLB. This new collaboration, RLB | P2i Strategies, allows us to provide our clients with an enhanced range of services and expanded sector expertise within the greater Toronto area.

### 3. Timenow joins RLB Americas Alliance

Timenow, a top 10 engineering company in Brazil with more than 2,500 professionals worldwide, is the newest member of the RLB Americas Alliance. This move further expands our international reach across the Americas and enhances our capabilities in key markets through Timenow’s expertise in industrial project management, capital project solutions and advanced technology integration.

### 4. Office openings expand our presence across US

In 2024, RLB North America opened new offices in Miami, Nashville, Dallas and Austin, expanding our presence across North America to more than 25 locations. To support our growing business, we have hired top talent to support us in key sectors. These appointments include Steven Strobel, Head of Logistics, Industrial and Manufacturing, Terence Tracey, Head of Growth and Strategy, and Callum Benson, Head of Data Centres.

## Highlights from our regions

Africa

Americas

**Asia**

Europe

Middle East

Oceania



1



3



2



4

# ASIA

### 1. QS team of the year – again!

For the fourth consecutive year, RLB Hong Kong has been named Quantity Surveying Team of the Year at the RICS Hong Kong Awards 2024. Our Hong Kong office won two other awards at the ceremony: the Construction Project Management Team of the Year for the Two Taikoo Place project, and the Refurbishment/Revitalisation Team of the Year for the Staunton Street/Shing Wong Street Revitalisation Project (H19).

### 2. Inspiring the next generation of professionals

Associate Stanley Chang from our Singapore office represented RLB as a volunteer at 'job-taster' sessions organised by the Building and Construction Authority of Singapore (BCA) and The Astronauts Collective, a non-profit organisation that helps young people explore the world of work. This initiative forms part of the BCA Young Leaders Programme, which aims to engage secondary school students and provide early insights into rewarding career paths in the built environment sector.

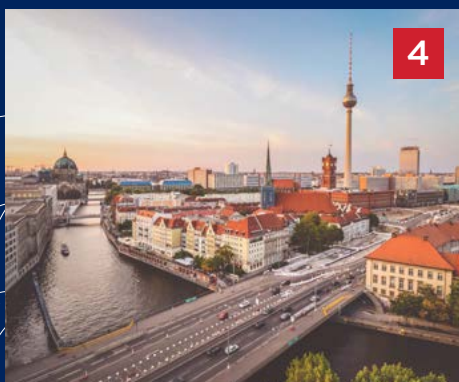
### 3. Sustainability practices judged to be 'excellent'

RLB Hong Kong has earned the Wastewi\$e and Energywi\$e Certificates (Excellent Level) from Hong Kong Green Organisation Certification, which benchmarks organisations in green management and encourages adoption of practices that protect the environment. The Wastewi\$e and Energywi\$e Certificates recognise RLB's commitment to and efforts in environmental sustainability through our effective waste management and energy-efficient practices.

### 4. Colin Kin honoured for service excellence

RLB Singapore Managing Director Colin Kin was awarded the 2024 MND Medallion for Service Excellence. This honour acknowledges his exceptional contributions to the iBuildSG Tripartite Committee and his commitment to enhancing professional recognition in Singapore. As 1st Vice President (QS) of the Singapore Institute of Surveyors and Valuers, Colin has championed initiatives such as the QS SkillsFuture and Accredited Professional QS frameworks.

# EUROPE



## Highlights from our regions

Africa

Americas

Asia

**Europe**

Middle East

Oceania



### 1. A Top Employer for 19 years in row

RLB UK has been officially recognised for the 19th consecutive year by the Top Employers Institute as a Top Employer UK 2025. Being certified as a Top Employer showcases an organisation's dedication to a better world of work through implementation of excellent HR policies and people practices.

### 2. New offices expand our UK presence

In 2024 we opened new offices in Newcastle and Edinburgh as part of our UK regional growth strategy. We have been operational in the North East and Scotland previously, and having a permanent base in both regions will enable us to build stronger relationships with our clients and expand the range of services we can offer them. This investment is part of our commitment to remain the leading independent construction consultancy across the UK.

### 3. New appointments to RLB UK Executive Board

The RLB UK Executive Board evolved in 2024 with the addition of key roles necessary for the next phase of our transformation. Promoted to the Executive Board were Sarah Draper as People and Culture Director, Nick Eliot and Steve Gillingham as Regional Directors, Andrew Fettes-Brown as Service Transformation Director, and Guy Robinson as Director of Strategic Growth. These appointments will ensure the business is set up for continued success and growth in line with our 2030 strategy.

### 4. European expansion for Built Asset Consultancy

We expanded our Built Asset Consultancy service across Europe in response to growing demand. Our multi-disciplinary service offering will help national and international clients operating within Europe in several industries, including the data centre, logistics and manufacturing, and hotels and leisure sectors, to optimise their built assets across the life cycle. During 2024, we also moved to new locations in Berlin, Madrid and Athens, further strengthening our European coverage.

# MIDDLE EAST



1



3



2



4

## Highlights from our regions

Africa

Americas

Asia

Europe

**Middle East**

Oceania



### 1. Alyaa shortlisted for prestigious industry award

Alyaa Al Wahab, Director - Project Management, was shortlisted for Construction Week Middle East's Inspiring Woman of the Year award. This recognition is well-deserved as Alyaa's dedication, leadership and commitment to excellence continue to shape RLB's projects and influence the industry in the region.

### 2. RLB is officially one of the best workplaces in KSA

RLB Saudia Arabia gained Great Place To Work® Certification™ in 2024. Great Place To Work® recognises employers who provide excellent employee experiences. It is validation that a company has created an atmosphere in the workplace that fosters credibility, respect, fairness, pride and camaraderie, and that its employees feel supported and appreciated for their work. The certification process consists of two parts: an employee survey and a questionnaire on workplace culture.

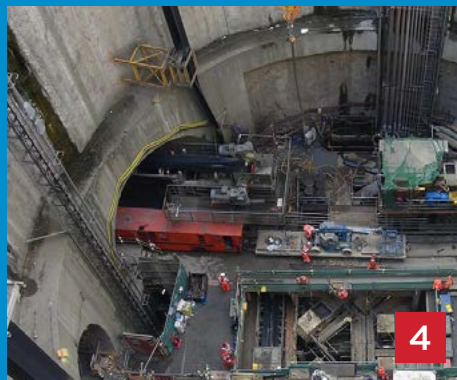
### 3. Industry recognition for RLB technology

RLB was a finalist for the Big 5 Global Impact Awards in the Best Use of Technology of the Year category. We were shortlisted for our innovative integration of carbon assessments into project planning using our ROSS 5D cost estimating tool and RLB Pulse benchmarking system. Held in Dubai, the awards recognise sustainable development, collaboration and technological achievements in the construction industry.

### 4. RLB joins Emirates Green Building Council

RLB is now a member of the Emirates Green Building Council, positioning our organisation at the forefront of the green building movement in the UAE. Membership gives us access to cutting-edge research, resources and a platform for exchanging best practice with industry leaders, which will enhance RLB's expertise in sustainable construction and innovative building solutions.

# OCEANIA



## Highlights from our regions

[Africa](#)
[Americas](#)
[Asia](#)
[Europe](#)
[Middle East](#)
[Oceania](#)


### 1. Peter Tulla appointed RLB Global Board Chair

Adelaide-based Peter Tulla assumed the role of RLB Global Board Chair in July 2024, succeeding Andrew Reynolds, Chief Executive for UK and Europe. A Fellow of the Australian Institute of Quantity Surveyors, Peter has served on RLB's Oceania Board since 2011 and its Global Board since 2013. Peter continues to support and advise clients in different subsectors of the region's property and construction industry while steering global initiatives aligned with RLB's new strategic plan.

### 2. RLB Crane Index® celebrates 25 years in Australia

In 2024 we published the 25th Australian edition of the RLB Crane Index®, a key barometer of construction activity and economic health in the region. Since its inception, the RLB Crane Index® has provided valuable insights into industry trends, helping clients and stakeholders make informed decisions. This milestone reflects RLB's dedication to delivering thought leadership and fostering transparency in the property and construction sector.

### 3. Transition of leadership at RLB Oceania

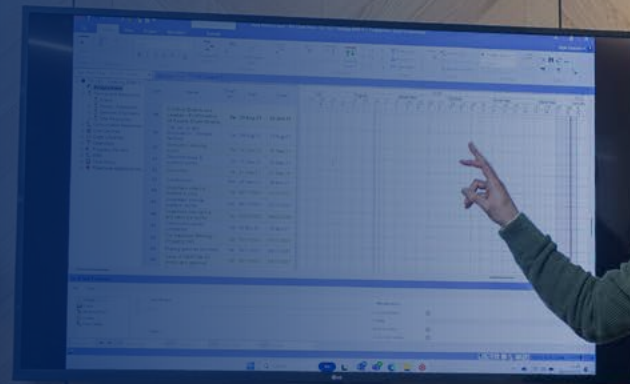
RLB appointed Steve Gracey as the new Chair of the Oceania Board, succeeding Peter Tulla after his four-year tenure. Steve, who has been with RLB since 1994, serves as Managing Director in Auckland and has extensive experience in business development, client relations and project leadership. His project highlights include the Commercial Bay mixed-use precinct, Auckland International Airport, and Auckland's Watercare Central Interceptor project, the largest wastewater scheme in New Zealand.

### 4. New insights on infrastructure in New Zealand

RLB launched a quarterly Infrastructure Forecast for the New Zealand market, developed in collaboration with the New Zealand Institute of Economic Research. These reports provide vital insights into New Zealand's infrastructure trends, addressing factors such as population growth, capacity pressures and construction cost inflation. They also examine key demand-side drivers, such as government investment in transport and utilities, and supply-side factors, including labour availability and material costs.

# Market Data and Insights

We speak the truth  
through our data



Welcome to our 2025 analysis of global construction trends. In this section of the RLB Global Annual Report, we review the last 12 months of construction markets and provide our forecasts for the year ahead and beyond.

## Contents

### Our global commentary

#### Our latest data

- [Global economic output](#)
- [Market activity](#)
- [Tender price forecast](#)
- [International relativity](#)
- [Influences on construction escalation](#)

#### Our analysis by region

- [Africa](#)
- [Americas](#)
- [Asia \(North\)](#)
- [Asia \(Southeast\)](#)
- [Europe](#)
- [Middle East](#)
- [Oceania](#)

# Tender prices increasingly driven by **geopolitical and commercial risks**

by Paul Beeston, RLB UK

RLB's data shows that in the last 12 months there has been a marked shift in the drivers for tender prices from input costs to geopolitical risk and sentiment-driven commercial factors.

Our analysis of those drivers on a global basis may show differences within regions but there are some common themes at a macro level.

% change of influence on construction escalation	Key drivers	Constituent influencers
<p><b>Lessening impact of input costs</b></p>  <p>-3.4%</p>	<p>Following a prolonged period tracking above general inflation, input costs have eased back in the overall impact they have on construction escalation.</p>	<p>Cost of materials, labour and plant including fuel prices.</p>
<p><b>Rising impact of geopolitical risks</b></p>  <p>+2.3%</p>	<p>Increasingly costs are being driven by geopolitical risks. 2024 saw half the world vote in elections, with many countries seeing a change in government or weakening of the incumbent administration's electoral share. Changes in government policies along with global conflicts are weighing more heavily on construction costs.</p>	<p>Impact of geopolitical risks on tender prices including the impact on supply chain disruption and risk of any in-country political instability and government policies.</p>
<p><b>Rising impact of commercial risk</b></p>  <p>+1.6%</p>	<p>While geopolitical risks impact input costs, they also have a direct impact on the 'sentiment' elements of pricing projects. Often left to estimators' discretionary pricing, these rely on contractors' reading of the market - both in terms of order book replenishment and sustaining business margin on projects secured.</p>	<p>Impact of supply chain insolvency, fixed price risk, general risk apportionment and pricing along with contractor margin.</p>



### Mixed outlook for global economy

The global economic outlook for the year ahead is mixed, both by region and sector. This is playing through to prospects for construction output and as a result the impact on tender pricing. We demonstrate variances in global GDP forecasts on page 17.

Even where forecasts are positive, there is uncertainty in many markets leading to some hesitation and delays in projects starts. Global tender prices are certainly more muted than 12 months ago and, in some regions, showing deflation.

Our analysis of sectors across the regions in which we operate is also varied. In the preceding 12 months, more sectors have moved into a trough period of activity (showing less output and pipeline). There has been a swing of 6% of sectors into the trough of the cycle.

Infrastructure and healthcare are the stand-out sectors that are showing a shift to peak output and pipeline, which may be hardly surprising with over half the global population having gone to the ballot box in 2024. New or returned governments need to show demonstrable benefit to their electorates.

### Global and regional impacts on projects

For those clients with a global reach, the overlay of their supply chains onto the regional drivers will be meaningful to assess the impact on projects. For those project teams operating solely in regional markets, such is the global connectivity of our global supply chains, costs are impacted by a complex mix of regional factors, global market conditions and risk.

Keeping close to regional market conditions while also looking through the wide-angle lens of global influences will be key to navigating the year ahead.

### Our tender price forecast for 2025

In summary, we therefore expect to see in the next 12 months:

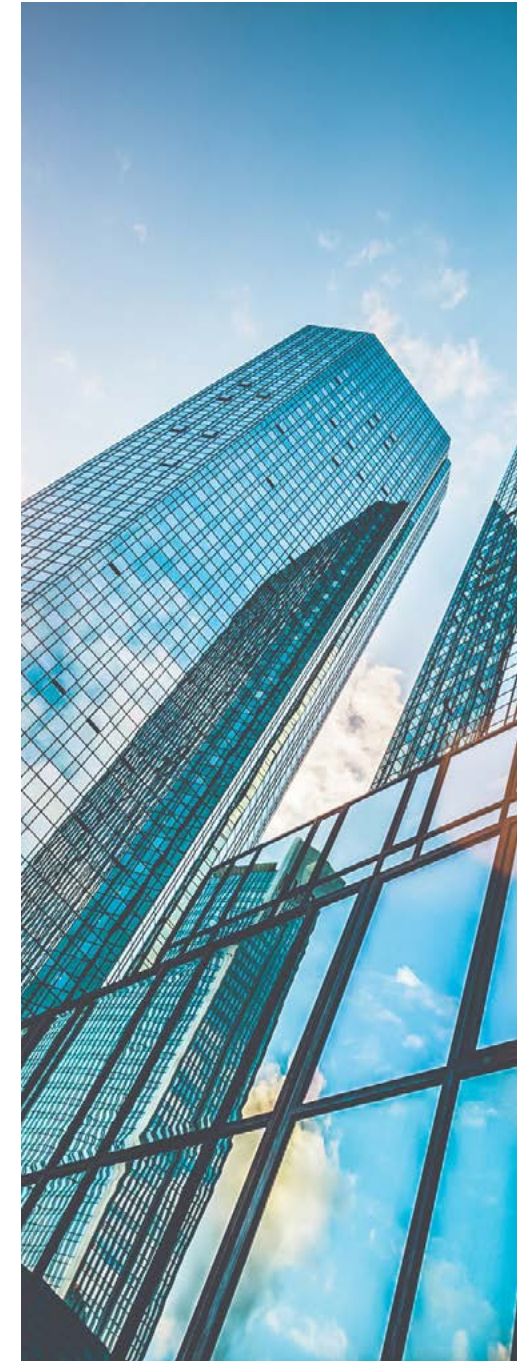
- Increasing volatility in contractors' pricing.
- Increased spread of tender returns where projects are competitively tendered.
- More frequent revisions to tender price forecasts, as the drivers for tender price inflation are less certain.



#### Paul Beeston

Partner – Head of Industry and Service Insight  
RLB UK

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## Global economic outlook

**Despite geopolitical shocks, a pandemic and an energy crisis in recent years, the global economy has been resilient, according to the OECD's latest analysis (December 2024).**

Both the OECD and IMF (January 2025) project global growth at 3.3% for 2025 and 2026, which although somewhat muted in historical terms, remains positive alongside the continuing decline of inflation levels. The IMF makes a point of noting that policy-generated disruptions to continued disinflation could yet affect any easing of monetary policy.

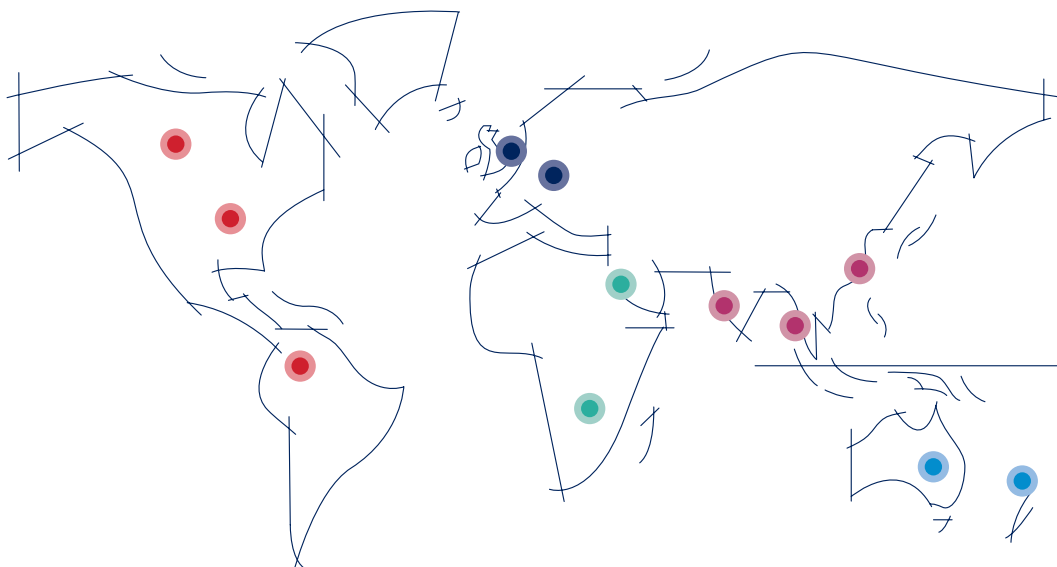
United Kingdom	2024	2025
GDP (%)	0.9	2.0
Inflation (%)	2.5	1.9
Unemployment (%)	4.3	4.1

European Union	2024	2025
GDP (%)	0.8	1.0
Inflation (%)	2.4	2.1
Unemployment (%)	-	-

China	2024	2025
GDP (%)	5.0	-
Inflation (%)	0.2	-
Unemployment (%)	5.1	-

India	2024	2025
GDP (%)	6.5	6.5
Inflation (%)	4.2	4.2
Unemployment (%)	-	-

Asean-5	2024	2025
GDP (%)	4.5	4.5
Inflation (%)	2.3	2.4
Unemployment (%)	-	-



Canada	2024	2025
GDP (%)	1.3	2.0
Inflation (%)	2.0	1.9
Unemployment (%)	6.2	6.2

United States	2024	2025
GDP (%)	2.8	2.7
Inflation (%)	2.3	1.9
Unemployment (%)	4.1	4.4

Latin America/Caribbean	2024	2025
GDP (%)	2.4	2.5
Inflation (%)	13.2	6.8
Unemployment (%)	-	-

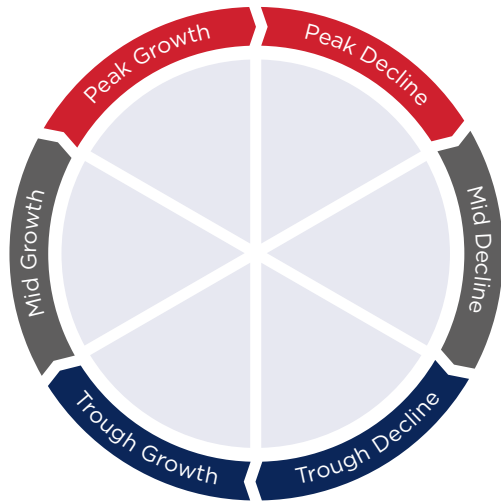
Middle East/North Africa	2024	2025
GDP (%)	2.0	3.5
Inflation (%)	14.4	11.6
Unemployment (%)	-	-

Sub-Saharan Africa	2024	2025
GDP (%)	3.8	4.2
Inflation (%)	16.3	9.8
Unemployment (%)	-	-

Australia	2024	2025
GDP (%)	1.2	2.1
Inflation (%)	3.0	3.6
Unemployment (%)	4.2	4.4

New Zealand	2024	2025
GDP (%)	0.0	1.9
Inflation (%)	1.9	2.2
Unemployment (%)	5.1	5.1

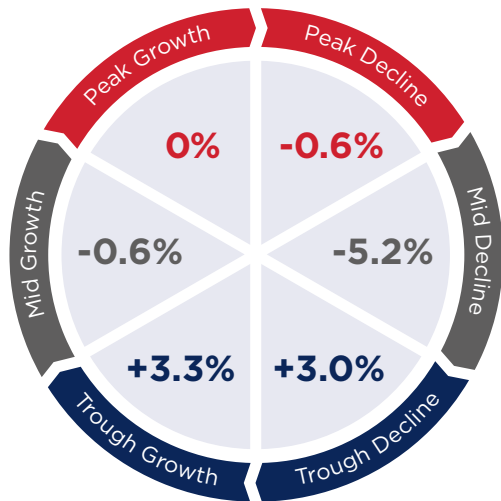
## Market activity



### RLB Market Activity Cycle

The RLB Market Activity Cycle is a representation of movements in market activity for the construction industry.

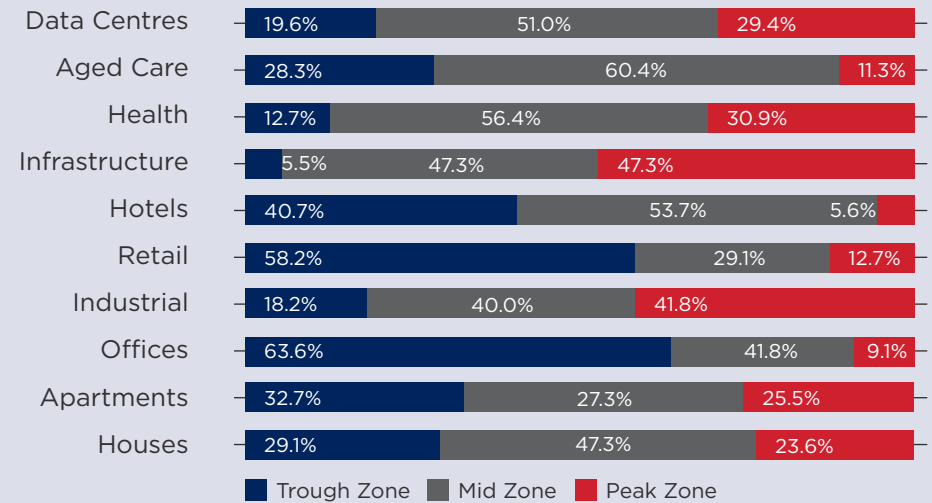
RLB considers 10 sectors to be representative of the construction industry as a whole. Each sector is assessed as to which of three activity level zones – Peak, Mid or Trough – best represents the current status of the sector within the cycle. This assessment is then refined by identifying whether the current status is in a Growth or Decline phase.



### Year-on-year change in proportion of sectors in each stage of the cycle (Q4 2023 to Q4 2024)

While there has been an increase in the proportion of regions and sectors in the Trough part of the cycle, by volume more are in Mid or Peak stages as shown across the sectors opposite.

### Sector totals Q4 2024 (percentage of regions in each part of the cycle)



The Infrastructure and Industrial sectors stand out as having most regions reporting Peak zone of activity, with Retail and Offices showing most in the Trough zone.

Looking at trends over the last 12 months at a sector level, Retail and Offices have both seen showing signs of recovery with a significant move from Trough Decline to Trough Growth. Infrastructure and Industrial show a prolonged period at the top of the cycle.

Data Centres and Health are also showing a high proportion of regions reporting growth, but with both having most of that growth in the Mid zone. While both sectors have different drivers, we expect them to continue to move to the Peak zone in the coming 12 months.

## Tender price forecast

Globally, tender price figures forecast at the time of the last RLB Global Annual Report (June 2024) have been softened slightly. As 2024 wore on, many of the forecasts for 2024 were revised downwards, as exemplified by North America and North Asia.

Using an arithmetic average, the downward revision overall for 2024 is around 0.8%. However, the standout region is Australia, where 2024 figures for most locations have been revised upwards, though again only slightly.

Going forward, the forecast figures being shown for 2025 and beyond, in this edition of the RLB Global Annual Report, show relatively little change from last time around. This suggests a steadying or at least embedding of underlying understanding of tendering risk in the face of various influences – see ‘Influences on construction escalation’ on page 21.



### RLB Tender Price Forecast annual % uplift as at Q4 2024

	2024	2025	2026	2027		2024	2025	2026	2027
<b>Africa</b>					<b>USA</b>				
Cape Town	0.6	4.6	5.5	5.8	Boston	5.4	4.8	4.3	4.0
Durban	6.2	5.3	5.2	4.9	Chicago	3.8	3.8	3.8	3.5
Johannesburg	0.6	4.6	5.5	5.8	Denver	4.0	3.8	3.5	3.5
<b>Middle East</b>					Honolulu	5.3	6.0	5.0	4.0
Abu Dhabi	2.8	3.3	3.8	4.0	Las Vegas	4.5	5.0	4.8	4.5
Doha	3.2	3.0	3.0	3.0	Los Angeles	4.5	4.5	4.3	4.0
Dubai	3.0	3.5	4.0	4.5	New York	4.8	4.5	4.3	4.0
Riyadh	5.7	5.4	4.9	4.1	Phoenix	4.3	4.0	4.0	3.8
<b>North Asia</b>					Portland	5.0	5.3	5.0	4.8
Beijing	(1.9)	0.0	1.0	1.0	San Francisco	4.3	3.8	3.5	3.5
Chengdu	0.4	1.0	2.0	2.0	Seattle	6.0	5.8	5.5	5.5
Guangzhou	(5.1)	(1.7)	1.0	2.0	Washington DC	5.0	4.8	4.5	4.0
Hong Kong	1.9	1.0	0.0	2.0	<b>Canada</b>				
Macau	0.5	2.0	2.0	2.0	Calgary	6.0	5.5	4.8	4.5
Seoul	0.6	4.3	4.2	4.0	Toronto	6.5	6.0	6.0	5.8
Shanghai	(0.7)	1.0	2.0	3.0	<b>United Kingdom</b>				
Shenzhen	(1.8)	(0.3)	3.0	3.0	London	2.8	3.0	3.6	4.0
<b>Southeast Asia</b>					Midlands	3.0	3.0	3.5	4.0
Ho Chi Minh City	2.1	3.5	4.6	5.6	North East	3.0	3.0	3.0	3.0
Jakarta	3.2	3.2	3.0	3.0	North West	3.5	3.0	3.0	4.0
Kuala Lumpur	5.0	3.5	4.0	3.0	Northern Ireland	3.5	3.5	3.5	3.5
Singapore	0.5	3.0	3.0	3.0	South West	3.0	2.8	2.8	2.8
<b>Australia</b>					Thames Valley	3.0	2.8	3.0	3.3
Adelaide	6.5	5.0	4.5	4.0	Wales	3.0	3.0	3.0	3.0
Brisbane	7.2	5.6	5.1	5.1	Yorkshire & Humber	3.0	3.5	3.5	3.8
Canberra	4.0	3.8	3.5	3.0	<b>Europe</b>				
Darwin	5.5	5.0	4.5	4.0	Berlin	2.5	2.0	2.0	2.5
Gold Coast	7.5	6.0	5.0	5.0	Brussels	4.5	3.0	3.0	3.0
Melbourne	5.0	4.0	3.5	3.5	Dublin	3.5	4.0	4.0	4.0
Perth	5.2	4.9	4.5	4.0	Madrid	2.9	3.6	3.9	3.8
Sydney	5.5	4.5	3.5	3.5	Prague	3.0	5.0	5.0	5.0
Townsville	7.0	6.0	5.0	4.0					
<b>Aotearoa</b>									
<b>New Zealand</b>									
Auckland	0.0	2.5	3.0	4.0					
Christchurch	0.0	2.0	2.5	3.0					
Wellington	4.0	3.0	3.0	3.0					

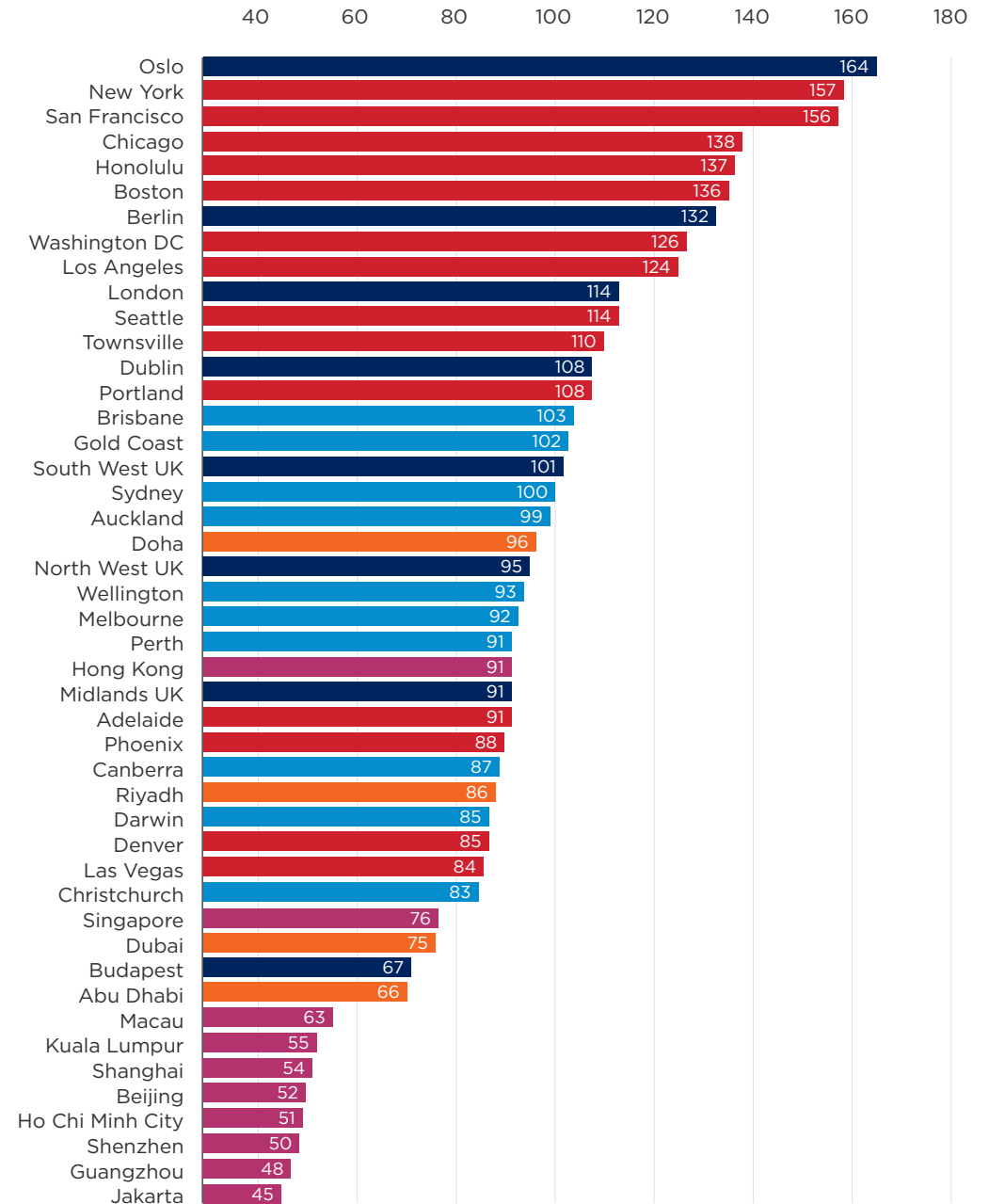
## International relativity

The RLB Construction Cost Relativity Index identifies the relative cost of constructing similar buildings across the globe. The index is based on the local costing of standard building models and baskets of goods.

These are costed globally, and within regions, using the same quantities and similar specifications. They are costed in local currencies and relativities are calculated using a combination of statistical methods, including:

- Conversion into one currency by converting local currency model costs using USD and the IMF’s published Purchasing Power Parity figures.
- The RLB Relativity Factor, a weighted sum of ‘one currency’ results.

The resultant index highlights the relative levels of construction costs between key global cities at Q4 2024.



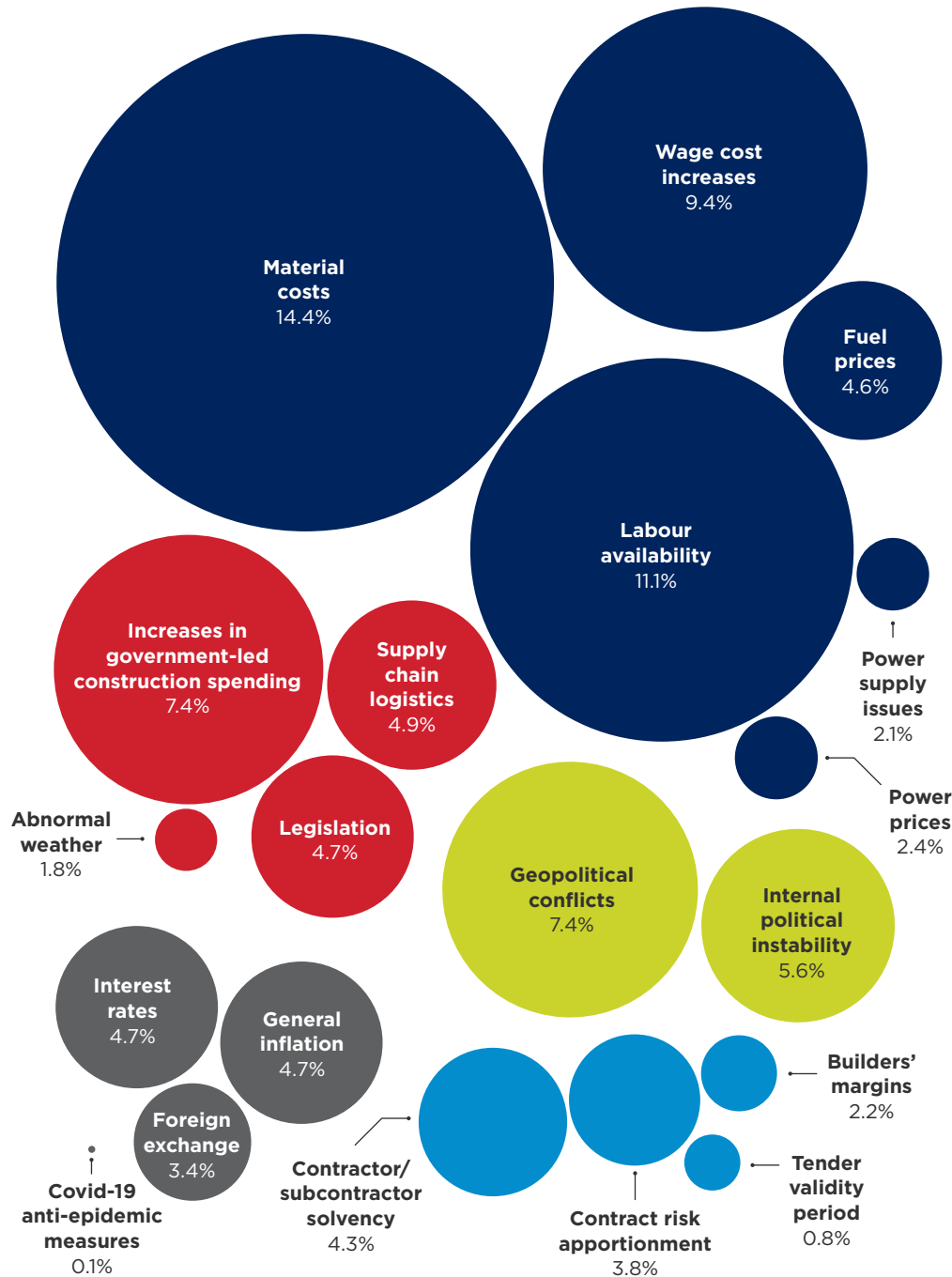
## Influences on construction escalation

We regularly survey our global experts on the key factors that are influencing construction escalation within their region.

Each region rates each influence. Scores are consolidated to provide insights on escalation influences impacting the global construction industry. Each influence's proportion is illustrated in our infographic.

This year's data still shows input costs driving much of the escalation in the industry. However, what is markedly different to last year is the growth in geopolitical risk. This is due to conflict and political instability at regional or country level. The latter is unsurprising following a year where over half of the global population went to the polls in a general election and many returned a change in government or a significantly smaller majority for the incumbent administration.

Looking at input costs, the most significant easing of pressure has been on material costs, with wage cost increases having a greater influence, and labour availability remaining a significant factor as skills shortages are yet to be addressed.



### Percentage change since Q4 2023

<b>Input costs</b>	<b>-3.4%</b>
Material costs	
Wage cost increases	
Fuel prices	
Labour availability	
Power supply issues	
Power prices	
<b>Macro economic</b>	<b>+0.8%</b>
Interest rates	
General inflation	
Foreign exchange	
Covid-19 anti-epidemic measures	
<b>Other external</b>	<b>-1.2%</b>
Increases in government-led construction spending	
Supply chain logistics	
Legislation (carbon, sustainability, etc.)	
Abnormal weather	
<b>Commercial</b>	<b>+1.6%</b>
Contract risk apportionment	
Contractor/subcontractor solvency	
Builders' margin	
Tender validity period	
<b>Geopolitical</b>	<b>+2.3%</b>
Geopolitical conflicts	
Internal political instability	

# Investor confidence tied to inflation and political stability

**South Africa presents a dynamic construction landscape. Johannesburg is experiencing a slow start to the year but with active residential and data centre projects, those sectors remain dominant. Sporting and religious developments have come on board recently and office developments are beginning to show signs of revival, though activity remains below pre-pandemic levels.**

Cape Town is experiencing significant growth in residential, lifestyle estates, eco-tourism, retail, hotel and leisure, and mixed-use developments, driven by migration to the province. Durban has shown robust activity in residential, basic infrastructure, and agriculture sectors in rural areas, while retail, hospitality and tourism are expanding along the coast. The industrial sector continues to flourish in northern KwaZulu-Natal.

Tender prices across central Africa have risen moderately, driven by material costs, inflation and demand. Local production capacity for key materials such as cement and steel remains limited, with weak local currencies exacerbating costs.

In South Africa, Johannesburg faces price volatility in global materials, labour shortages and rising power costs. In Cape Town, limited availability of locally sourced materials, combined with high demand, has led to construction prices being approximately 10% higher than in Johannesburg. A scarcity of large and medium-sized general contractors and subcontractors is further driving up prices.

Looking ahead to the next 12 months, central Africa faces political instability and security concerns that may delay projects, disrupt supply chains and deter investors. Contractors are likely

# AFRICA

to factor risks into pricing, leading to increased costs. Higher insurance premiums and logistical challenges may also contribute to rising prices.

In South Africa, the Government of National Unity formed after the 2024 elections has reduced uncertainty slightly, boosting investor confidence. Two recent interest rate cuts are expected to further support the construction industry. While power supply has stabilised somewhat, lowering input cost pressures, power prices and fuel costs remain high.

Common challenges across the region include a lack of skilled labour, inadequate infrastructure and political instability, which continue to hinder project completion. Nonetheless, the easing of inflation and a gradual resurgence in investor confidence signal potential opportunities for growth.



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# Growth dependent on public spending and interest rate cuts

**In 2024, the construction industry saw mixed demand. High interest rates slowed private building, while federal funding from the Infrastructure Investments and Jobs Act boosted public projects like highways and bridges, and the CHIPS and Science Act fuelled data centre and manufacturing construction. However, demand for multifamily and office buildings declined. It is anticipated that 2024 total construction spending will amount to \$2.15 trillion, a 6.4% increase over 2023.**

The fluctuating prices of metals remain a concern, even though the prices of most commodities have stabilised. Contractors are preparing for possible effects on materials like steel, lumber and MEP components as the prospect of broad tariffs under the Trump administration continues to hang over the producer price index.

One persistent issue is a shortage of workers. According to a recent Associated General Contractors of America survey, over 90% of contractors say they have difficulty finding both salaried and hourly jobs. Last year, those figures were in the 80% range. Yet, large projects, like data centre campuses, offer appealing

long-term job security leading workers to accept moderate wages. As a result, salaries have stabilised as more workers flock to these projects.

Inflation may rise again in 2025, which could keep financial pressures elevated. Currently, inflation remains significantly above the Federal Reserve's target of 2%, indicating that the Fed will likely struggle to justify additional rate cuts in the future. This guarded outlook reflects the Fed's actions at the end of last year. In December 2024, the central bank cut rates for the third time that year, signalling a preference for less monetary easing in 2025.

The market is expected to remain stable but cautious, with continued demand from the public sector and increasing pressures on labour and material costs. Interest rate cuts are anticipated to bolster demand by mid-2025, particularly for public infrastructure projects. The forecast for total US construction spending in 2025 is 8.5% growth. This increase is primarily driven by a positive economic outlook, robust government spending and falling interest rates, all of which support growth in both the residential and non-residential building sectors.



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NORTH  
ASIA

## Industrial, infrastructure and data centre sectors buoyant

**Construction activities in major cities have exhibited stability or a minor slowdown in 2024 amid weak consumption and investment. Notably, the construction sector in Hong Kong experienced contraction with a marginal decline in building and construction expenditure in the third quarter of 2024. Major urban centres such as Beijing, Shanghai and Shenzhen have strategically emphasised public infrastructure development.**

While the real estate market shows a subdued sentiment with decreasing demand for houses and apartments, the office and retail sectors are also struggling in the face of broader market challenges. Conversely, the industrial sector is gaining momentum, buoyed by diversification of China's manufacturing base and increasing demand for smart, digital and sustainable industrial facilities.

Noteworthy is the surge in demand for data centres in the Greater China region. Additionally, infrastructure projects are on the rise, backed by government efforts to meet the 14th Five-Year Plan objectives by 2025. Meanwhile, the healthcare and aged care sectors are positioned for growth.

The region showed a mix of stability and decline in tender prices. A decline in costs of major construction materials, such as concrete and steel, influenced the drop in tender prices in China.

The likelihood of contractors submitting more competitive bids to sustain their project pipelines may contribute to a stable or slightly decreased tender price index in the year ahead. But the industry also faces a looming challenge posed by the ageing demographic within its workforce. This is likely to exert upward pressure on labour costs as companies compete for a limited pool of qualified workers.

The integration of advanced technologies such as AI and robotics presents opportunities for increased efficiency and potential cost reductions in the long term. However, the initial phase of learning and implementation will require upfront investments in both time and resources. While these technologies have the potential to optimise the construction process once fully matured, the industry may experience upward price pressures during the transitional phase of technology adoption.



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# SOUTHEAST ASIA



## Steady pipeline keeps construction on upward trajectory

**GDP across Southeast Asia is forecast to grow at a healthy rate of 4.5% to 6%, except for Singapore, where growth is expected to be more modest, in the range of 1% to 3%. Correspondingly, construction output in the region is projected to maintain its upward trajectory in 2025, driven by a combination of domestic developments and external economic and geopolitical factors.**

Investment is anticipated to flow into most market sectors, with infrastructure, industrial developments and data centres expected to see the greatest benefits. The renewable energy sectors in Singapore and Malaysia are likely to experience substantial growth. However, each market in the region faces distinct challenges, from lack of tender competitiveness to vulnerability to global economic fluctuations.

In 2024, tender prices across Southeast Asia showed upward movements, albeit to varying extents, influenced by material costs, labour dynamics and market conditions. Projections for 2025 indicate that this trend will persist, with tender prices expected to rise by 0% to 7%, the wide range reflecting differences in local tendering climates. Material and labour costs, though largely stabilised, remain elevated.

Singapore's tender price escalation remained flat throughout 2024, driven by stable material costs and a slowdown in labour cost inflation. Increased tendering opportunities and heightened competition helped moderate price growth over the past year. Construction demand in 2025 is projected to increase by 6% to 20% compared to 2024. Assuming downside risks do not materialise, the steady pipeline of projects is expected to exert modest upward pressure on tender prices.

In Kuala Lumpur and Ho Chi Minh City, tender price escalation in 2024 was reported at 3% to 5% and 2.1%, respectively. This is projected to increase in 2025 to 4% to 7% and 3.5%, respectively. Conversely, Jakarta's tender price growth is expected to remain stable at 3.2%, consistent with the previous year. Meanwhile, Phnom Penh is expected to experience a slowdown in tender growth, decreasing from 4.1% in 2024 to 2.2% in 2025.

While material costs and labour availability remain key drivers of tender price escalation in these cities, macroeconomic and commercial factors such as general inflation, contractor solvency and exchange rates are exerting a growing influence in 2025.



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# EUROPE

## Low growth and geopolitical risks stifling investment

**Europe's construction landscape continues to be fraught, with challenges in respect of economic stagnation in some northern countries existing in tandem with skills and labour shortages throughout. The more southern economies are faring better, as there has been an uptick of workload in the tourism and renewables sectors, but they too fish in the same continental pool of labour, beset with the same limitations.**

Continued geopolitical issues are not helping, with proximity to the far eastern side of Europe ramping up risk and damping investment. Beyond construction, the economies of northern Europe are experiencing ongoing low levels of GDP growth, which stifles investment, so the impetus to move forward may well derive from the need to house increasing populations, already an urgent task, and the further developing need to move more toward greening of the economy.

For the UK, the mid-year change of government and subsequent statements of commitment to growth of the wider economy have led to construction refocusing on building new homes and infrastructure to facilitate inward investment. In parallel, the government is seeking to simplify the planning regime, with an assumption in favour of development being inbuilt into the review process in areas deemed to have the potential to improve access and activity in commerce and industry. Nonetheless, planning and procuring take time, and the need for 'shovel-ready' projects is pressing.

At the same time as a 4% fall in work output over the last year, with infrastructure work down by more than 9%, we have seen significant increases in insolvency rates in the contracting and subcontracting sectors. Also, new orders for this last year are down by over 5.5%, with housing down over 17%.



As a consequence, tender price uplift has been muted and any stimulation to the economy would be well received. However, for contractors and subcontractors alike, the recent uplifts in employers' National Insurance costs can have done nothing to ease their cost base, which no doubt will eventually be passed through to clients in uplifted tender prices.



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# Dynamic growth unhindered by rising construction costs



**The construction industry across the Middle East is on a dynamic trajectory, driven by large-scale projects and robust economic activity. In the UAE, supported by a pipeline valued at \$356bn, optimism is high and the country ranks third globally in the Construction Sentiment Index. KSA has emerged as a leader in regional construction growth. During Q3 2024, the value of contracts awarded in the Kingdom amounted to more than half of all contracts awarded in the GCC.**

Strong population growth, driven anecdotally by regional and global conflicts, and a robust tourism industry have increased demand in UAE's real estate sector. To cater for the booming industry, the UAE government is planning significant investment in the infrastructure and digital sectors.

In KSA, real estate costs have increased by 81% since the start of the pandemic due to high demand driven by the Vision 2030 target to achieve a 70% homeownership rate. To address the affordability challenges, several schemes have introduced mid-market developments.

Inflationary pressure remained relatively stable in the UAE during 2024 as numerous projects remained in the design phase. However, inflationary pressure is expected to

increase during 2025 as projects move into the procurement phase. Qatar, going through a period of adjustment following the FIFA World Cup 2022, has experienced a downward trend in construction costs. In KSA, the value of main contract bids doubled between the first and fourth quarter of 2024, according to information published by MEED. High demand for construction bids has resulted in consistently high inflationary pressure which is expected to persist during 2025.

The industry's outlook remains positive despite economic challenges. The US has announced that local oil extraction will be promoted and uncertainty in the region's oil market

will lead to price volatility. Persistently high demand for materials, plant and labour in KSA has had a ripple effect, increasing construction costs across the region, and this trend is set to continue in 2025. Local contractors have expressed concern that hikes in the cost of diesel could significantly increase construction costs across all sectors.



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## OCEANIA

## Opportunities for growth in 2025 despite economic challenges

**In Australia and New Zealand ongoing high interest rates and rising borrowing costs are making it more expensive for developers and homeowners to finance new projects, leading to a slowdown in construction activity. Additionally, supply chain disruptions continue to affect the availability and cost of essential materials.**

Skilled labour shortages are another critical issue for both economies. The decline in building approvals in the backend of 2024 signals a reduction

in new projects commencing, which may ease the labour predicament. Economic uncertainty and higher costs are deterring investment in new construction, contributing to this downward trend. Despite these challenges, the value of construction work in Australia remains high, indicating a substantial backlog of projects that need to be completed.

Market conditions across Australian cities are diverse but generally challenging. Some areas are experiencing pricing stabilisation for certain project types, yet overall, cost escalation pressures persist. Strong demand for labour and materials, supply chain issues and global inflationary trends are driving construction costs up. The lack of competition among contractors is inflating project costs, while low productivity and labour shortages are extending project durations, with a high risk of industrial action and insolvencies. The industry is overrepresented in the number of insolvencies and this risk is passed on in the form of risk allowances in tender submissions.

Price pressures in New Zealand have materially reduced in the construction sector, and the weak

demand environment continues to put downward pressure on prices. This suggests further easing in construction cost inflation over the coming year. Construction activity in New Zealand fell slightly in the June 2024 quarter, reflecting a small decline in both residential and non-residential construction.

In Australia, there are opportunities for growth through innovation, government support and strategic management. By embracing new technologies, focusing on sustainability and effectively managing resources, Australia's construction industry can navigate the complex landscape and continue to thrive. New Zealand's near-term outlook for construction demand remains weak, but forecasted population growth and lower interest rates should support a recovery in construction demand from late 2025.



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# Looking for **construction market intelligence** you can trust?

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The construction cost differential between two selected dates.

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### Market Sector Activity

The current status within the development activity cycle for key construction sectors of selected cities.

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# Truth

We speak the truth.



# Leading the **3D revolution** in cost management

by Jodach Mudaly, RLB South Africa

**The integration of 3D models has revolutionised the measurement and take-off process in quantity surveying, delivering unprecedented levels of accuracy, efficiency and collaboration. As the construction industry continues to evolve, the integration of Artificial Intelligence (AI) into 3D modelling and measurement processes is set to drive further innovation and efficiencies.**

## **The evolution from 2D drawings to 3D models**

Technological advancements are transforming quantity surveying, particularly in the accuracy and efficiency of determining the materials and labour needed to complete a project – the measurement and take-off process.

One of the most impactful developments in recent years has been the integration of 3D models into these workflows, delivering greater precision and value for clients in cost management.

Historically, quantity surveying has relied on 2D drawings and manual calculations for measurements and take-offs. While effective to some extent, this method is prone to errors, particularly in complex projects. Interpreting 2D plans often leads to inaccuracies or omissions.

The introduction of 3D models has addressed many of these challenges. Unlike 2D drawings, 3D models provide a detailed, spatially accurate representation of a project, allowing quantity surveyors to visualise the entire structure.

This shift from 2D to 3D has not only improved accuracy but also enhanced the speed of the measuring process. Quantity surveyors can now extract detailed quantities from the 3D model, ensuring that every design, from major structural components to the smallest fixtures, is considered. This level of detail is particularly valuable in the early stages of a project, where precise estimates are essential for budgeting and planning.





### The benefits of 3D modelling in measurement and take-off

The integration of 3D models into quantity surveying offers numerous benefits beyond accuracy. One key advantage is the ability to perform automated take-offs. With 3D models, quantity surveyors can rapidly generate quantities by mapping the various elements within the model, significantly reducing the time required for manual measurements. 3D models also enable early identification of design issues, allowing for timely adjustments before problems arise. This proactive approach helps to minimise the risk of costly reworks during construction.

In addition, 3D modelling fosters better collaboration among project stakeholders. The visual nature of these models makes it easier for non-technical parties to understand the full scope of a project, leading to more informed decision-making. At RLB, this has enhanced communication with our clients, ensuring that all parties have a clear understanding of project requirements and budgetary constraints.

### Methods of measurement using 3D models

Several sophisticated methods are employed in the process of measuring and taking off quantities from 3D models, all designed to maximise accuracy and efficiency. One of the primary methods is 3D point mode measurement, where quantity surveyors interact with specific points in the model to measure dimensions like length, area and volume. This is particularly useful for straightforward elements requiring precise measurements.

Another approach is object-based measurement, which utilises the data embedded within the objects in the 3D model. Quantity surveyors can extract quantities based on predefined object properties, such as the volume of concrete in a beam or the surface area of a wall. This method ensures that all relevant quantities are captured automatically, reducing the risk of human error.

Mapping techniques also play a vital role in the measurement process. Mapping involves creating model maps that define how different elements within the 3D model are categorised and measured. For example, a map may distinguish between different materials or construction methods, ensuring that each element is measured and recorded according to its specific characteristics. This proves effective in complex projects with multiple layers of materials and finishes.

“AI can further enhance the accuracy and efficiency of quantity surveying by automating complex tasks and providing predictive analytics based on historical data.”







### Leveraging 3D models for enhanced accuracy

At RLB, the adoption of 3D modelling has fundamentally redefined the way we approach measurements and take-offs. By utilising advanced 3D modelling tools, we can extract precise quantities with minimal manual intervention, ensuring estimates are both accurate and reliable.

Moreover, 3D models allow for real-time updates and revisions. As project designs evolve, the model can be updated to reflect changes, enabling us to assess the impact on quantities and costs. This dynamic approach allows us to provide clients with up-to-date cost information, supporting better financial control throughout the project life cycle.

### AI integration in 3D model measurements

Looking ahead, integrating Artificial Intelligence (AI) into 3D model measurement and take-off offers tremendous potential. AI can further enhance the accuracy and efficiency of quantity surveying by automating complex tasks and providing predictive analytics based on historical data. AI algorithms, for example, could automatically detect patterns or anomalies in 3D models, identifying

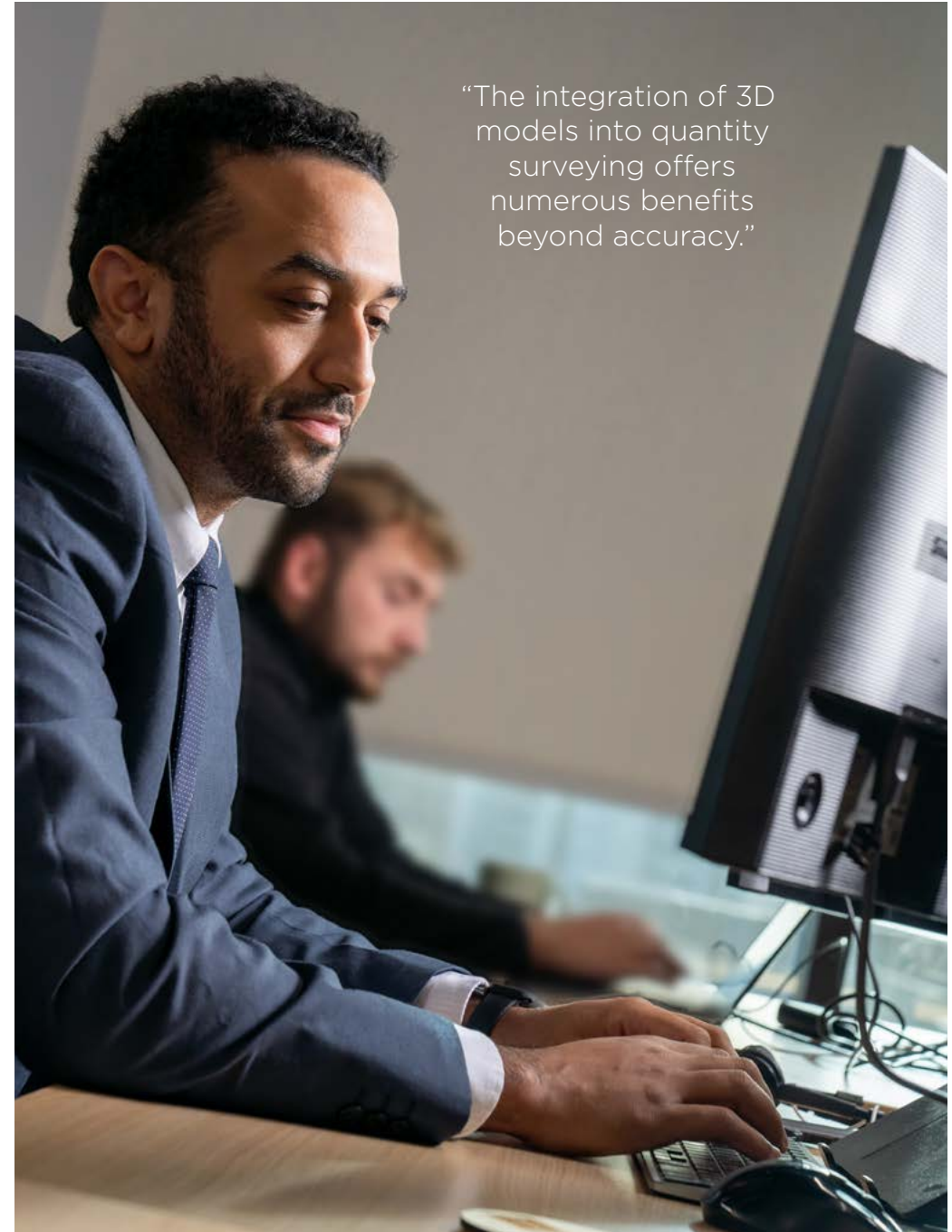
potential issues that may not be immediately apparent.

AI can also optimise the measurement process by learning from previous projects. By analysing past data, AI could suggest the most efficient measurement techniques or identify areas for cost savings. Furthermore, AI can facilitate real-time collaboration across different project teams by integrating with cloud-based 3D models, ensuring that all stakeholders have access to the latest information for more informed decision-making.

For RLB, the potential integration of AI into 3D modelling represents an opportunity to further enhance our service quality and efficiency, solidifying our position as a leader in this dynamic sector. By staying at the forefront of technological innovation, we can continue to deliver exceptional value to our clients in an increasingly competitive and complex landscape.



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# Our culture paves the way to digital transformation

By Danny Chow and Katherine Shum, RLB North Asia

**At RLB, we embrace new technologies to enhance our productivity, efficiency and quality of service to create added value for our customers. It is our culture of collaboration, openness and innovation that has been key to our successful digital transformation journey.**

## Challenges to digitalisation

The first major challenge RLB faced on its digital transformation journey was fragmented cost data. While digitalisation can unlock the full potential of data, the quality and organisation of data are critical to achieving desired outcomes.

RLB manages a vast amount of data that was traditionally scattered across different, independent legacy systems in various formats. Harvesting, consolidating and restructuring this data into a compatible form and integrating it with digital tools is an arduous task.

The second significant challenge was manual workflows. The construction industry is deeply rooted in traditional practices that hinder innovation.

RLB's services often require nuanced professional judgement and expertise, and the project-based nature of the profession reinforces the need for customisation. This has resulted in a heavy reliance on manual processes for tasks such as information collection, data analysis and documentation drafting. Integrating suitable digital tools to automate these processes was essential.





### Our digital transformation strategy

To achieve our digital transformation, RLB developed a strategy built on four key pillars:

#### ▪ **Data centralisation and analytics**

Data is systematically organised and structured in a centralised repository, enhancing visibility, accessibility and management. AI-powered tools and machine learning facilitate data collection and processing, and make it easier to draw insights and create value for customers. Robust data governance policies are in place to ensure data quality, security and compliance.

#### ▪ **Process automation and optimisation**

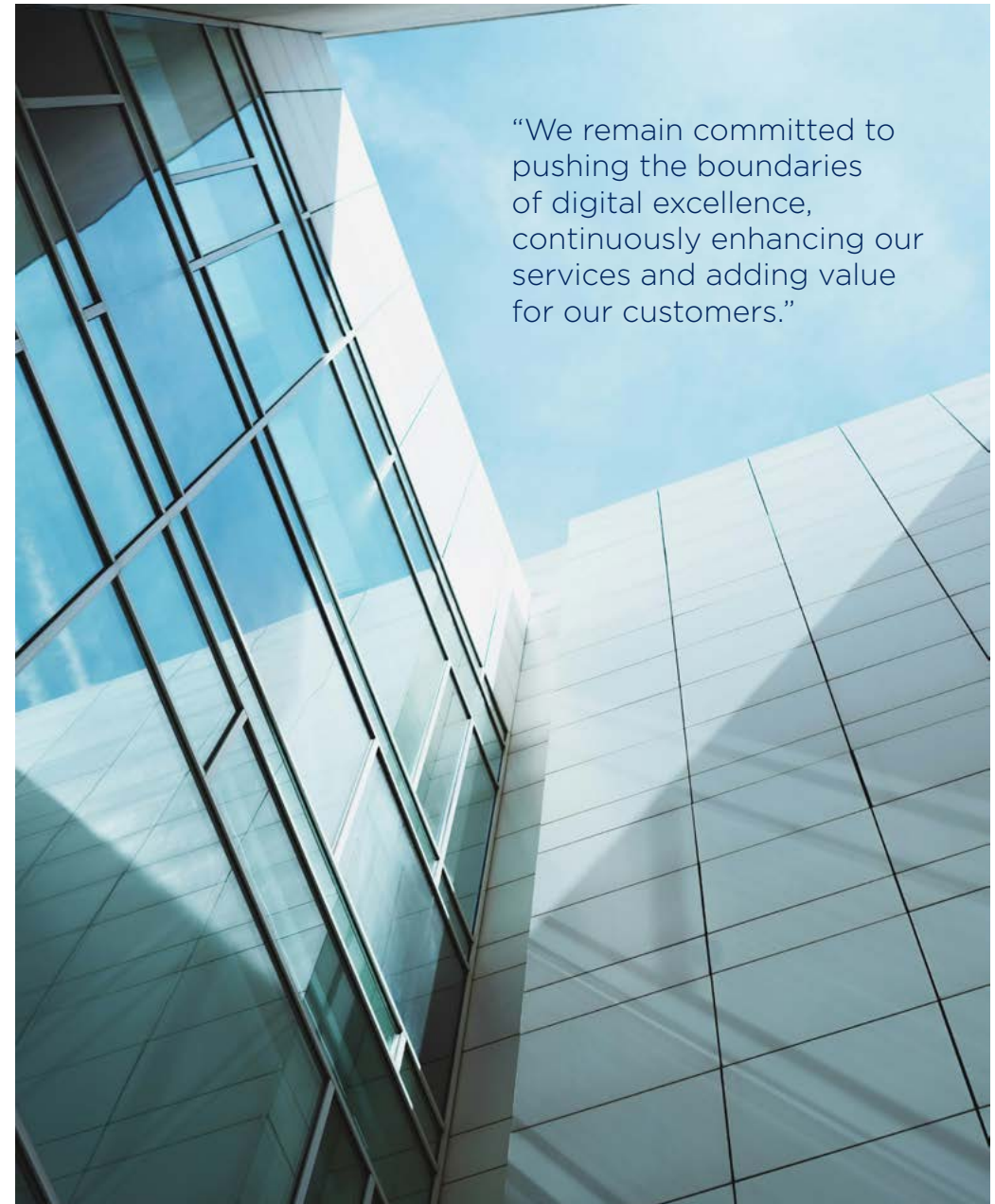
The rapid advancement of technology offers immense potential for task automation. Leveraging the latest technologies, RLB aims to automate tasks without compromising quality. AI based on large language models, combined with a selected knowledge base, enables automated documentation drafting. The deployment of an integrated workflow platform streamlines work processes, facilitates tracking and data management, and ensures consistency across projects.

#### ▪ **Digital talent development**

Upskilling the workforce is essential for building digital capabilities and fostering a culture of innovation. RLB provides targeted training and development programmes to ensure employees are proficient with the latest digital tools and technologies. A dedicated digital transformation team identifies and capitalises on opportunities presented by evolving technologies, helping RLB to stay ahead of industry trends and continuously improve services.

#### ▪ **Industry growth and collaboration**

Collaboration with industry stakeholders and technology partners is a cornerstone of RLB's digitalisation strategy. By co-developing digital initiatives, the company harnesses collective expertise and drives industry-wide innovation. Active participation in industry forums keeps RLB abreast of the latest trends and contributes to the development of industry-wide digital frameworks, fostering broader industry growth and setting new standards for digital excellence.



“We remain committed to pushing the boundaries of digital excellence, continuously enhancing our services and adding value for our customers.”



### New digital solutions

Recognising the immense potential of digital transformation to streamline core cost management services, we developed RLB CostNet, a customisable cost management digital platform that serves as a centralised repository for cost and benchmarking data.

This innovative platform also automates the generation of various deliverables, enhancing accuracy and consistency, and allowing RLB to be more responsive to client needs. RLB CostNet features digital project portfolios, accelerates data retrieval, and offers advanced data analytic capabilities leveraging benchmarking data.

We have also been an industry leader in the application of BIM technologies. RLB was the first cost management consultancy in Hong Kong to achieve ISO19650 certification in BIM for design, construction and commissioning.

# CASE STUDY:

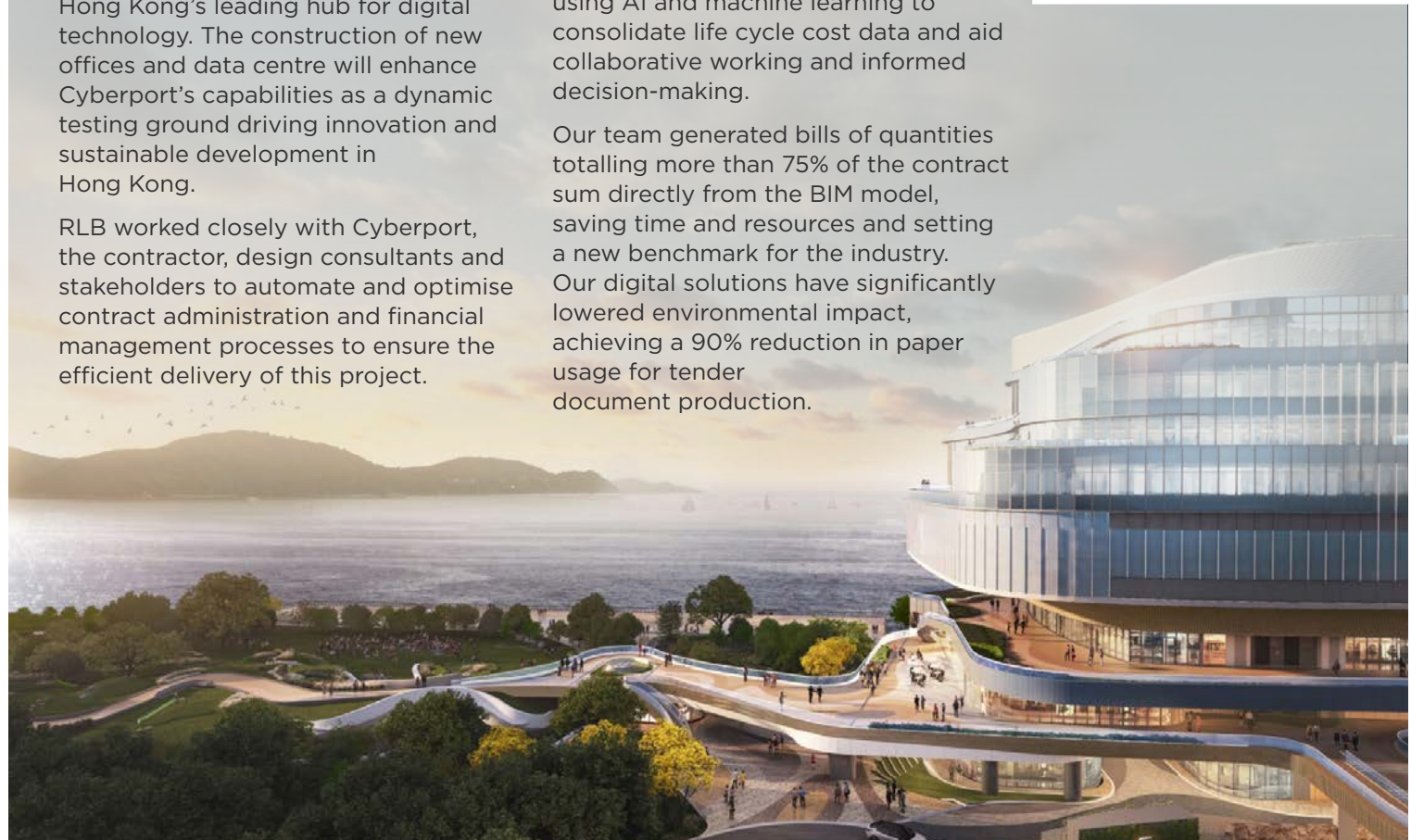
## Cyberport

We deployed our RLB CostNet digital platform and BIM expertise to support the expansion of Cyberport, Hong Kong's leading hub for digital technology. The construction of new offices and data centre will enhance Cyberport's capabilities as a dynamic testing ground driving innovation and sustainable development in Hong Kong.

RLB worked closely with Cyberport, the contractor, design consultants and stakeholders to automate and optimise contract administration and financial management processes to ensure the efficient delivery of this project.

We customised RLB CostNet to meet the operating needs of users and provide a single source of truth, using AI and machine learning to consolidate life cycle cost data and aid collaborative working and informed decision-making.

Our team generated bills of quantities totalling more than 75% of the contract sum directly from the BIM model, saving time and resources and setting a new benchmark for the industry. Our digital solutions have significantly lowered environmental impact, achieving a 90% reduction in paper usage for tender document production.





### 5D BIM expertise

We have been a pioneer in promoting 5D building information modelling (BIM) to enhance collaboration among disciplines, reduce design clashes and optimise processes. Extracting data from BIM models for measurement and bill of quantities production can significantly reduce manpower resources by up to 30%, as we have demonstrated on several hospital projects together worth more than \$60 billion.

Our e-Tendering solution is revolutionising online tendering, eliminating the need for cumbersome paper document handling. This digital solution allows instant tender data loading, comparison, categorisation and irregularities detection, significantly shortening the tender analysis process.

### Pushing the boundaries

By embracing data centralisation, process automation, talent development and industry collaboration, we are at the forefront of innovation in the construction industry. Our journey towards digital transformation has not only earned

recognition from our industry peers but also set a new benchmark for others to follow.

We remain committed to pushing the boundaries of digital excellence, continuously enhancing our services and adding value for our customers, and paving the way for a more efficient, innovative and digitally empowered future for the built environment.



**Katherine Shum**

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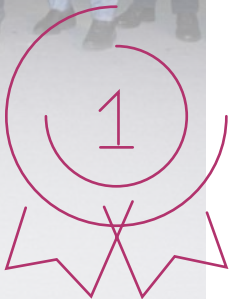
- Keeps valuable data assets safe, secure and trustworthy
- Creates a data culture across the whole business

- Solves business problems with data – developing data products
- Ensures the right data is collected, stored and served to the right place at the right time
- Creates an ambitious data strategy and vision to support organisational objectives



### RLB wins gold for its digital expertise

In recognition of our achievements in developing cutting-edge digital solutions, RLB won the prestigious Gold Medal in the Consultant Organisation Category at the Hong Kong Construction Industry Council's Construction Digitalisation Awards 2024.



# We can build **faster, greener and smarter** with modular construction

by Alyaa Al Wahab, RLB Middle East

**A quick online search for 'UAE construction projects' will reveal the immense scale and ambition behind some of the world's most cutting-edge developments.**

These projects, many of which are shaping the skyline of cities like Dubai and Abu Dhabi, demand more than just conventional building methods. To meet the tight schedules and high-quality demands, one of the most effective approaches being employed is modular construction.

## **What is modular construction?**

Modular construction involves the off-site production of smaller or unified components of a structure, which are later assembled on-site. This method is quickly gaining traction across sectors, from energy and health to transport and tourism, for one simple reason:

speed. According to McKinsey & Company, prefabricating key components while site preparation is underway can shorten overall construction timeline by up to 50%.

This is critical for the UAE, where rapid execution is often a priority. Construction Week Middle East recently highlighted this trend, noting that the modular construction industry in Gulf Cooperation Council countries – Bahrain, Kuwait, Oman, Qatar, Saudi Arabia and the United Arab Emirates – grew from \$2.9bn in 2020 to \$3.4bn by 2023. As projects become more complex and time-sensitive, the shift toward modularisation is becoming increasingly necessary for delivering results that are faster, more efficient, and more sustainable.

## **Efficiency meets sustainability**

Modular construction is increasingly recognised for its ability to enhance project management and streamline the delivery of large-scale infrastructure projects. By allowing components to be prefabricated off-site, this method reduces not only time and resource requirements but also on-site disruptions, leading to a more efficient process overall.

In addition to these operational benefits, modular construction offers significant environmental advantages. By minimising waste, reducing transportation needs and lowering energy consumption, this approach aligns well with global sustainability goals. As the UAE continues its efforts toward a greener and more sustainable future, modular construction will play a pivotal role in reducing the environmental impact of large-scale developments.

“By adopting modular construction, project managers can leverage several key benefits for clients.”





### Key benefits for project managers

For project managers, integrating modular construction into their strategies is no longer just an option – it's becoming a necessity. As we see the shift towards modularisation gaining momentum, project managers must be proactive in adopting this approach to ensure they remain competitive and capable of leading successful projects.

By adopting modular construction, project managers can leverage several key benefits for clients, including:

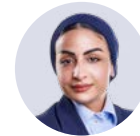
- Faster build times – Components are built off-site while on-site work progresses, accelerating project timelines.
- Improved quality control – Factory production environments allow for tighter quality assurance compared to traditional on-site construction.
- Cost savings – Reduced labour costs make modular construction a more financially attractive option.
- Reduced waste – Prefabrication significantly minimises material waste, supporting sustainability initiatives.



Modular construction offers a range of additional advantages, including enhanced safety, consistency in delivery and controlled project costs. All these advantages not only improve project outcomes but also enable project managers to handle the increasingly complex demands of modern construction.

### Leading the future of construction

At Rider Levett Bucknall, we are dedicated to staying at the forefront of this growing trend. Modular construction is set to redefine how we approach project planning and execution across the UAE and beyond. By embracing modularisation, we will ensure our project managers are equipped to meet the challenges of today's ambitious projects, delivering results that are faster, more cost-effective, and more sustainable.



**Alyaa Al Wahab**

Director – Project Management  
RLB Middle East

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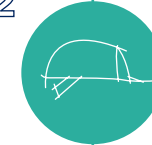
### Advantages of modular construction

01



**Quicker  
build times**

02



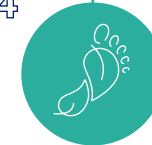
**Improved quality  
and safety**

03



**Consistency  
of delivery**

04



**Reduced costs  
and waste**

05



**Controlled  
project costs**

# Step inside the world's largest snow globe

**Shanghai L+SNOW Indoor Skiing Theme Resort has set a new benchmark for immersive indoor snow experiences.**

It is the world's largest indoor snow resort with 90,000 sq m of snow fields – equivalent to 12 football fields – with a breathtaking vertical drop of 60m, akin to a 20-storey building.

There are four ski runs, a unique S-shaped 3D track, a cable car and entertainment attractions including speed sledding, ice bikes, an ice-themed commercial town and China's first indoor snow train. The resort also has three hotels and a convention centre.

RLB helped bring this winter wonderland to life by providing full cost management and quantity surveying services, combining innovative budget control with a

collaborative approach to ensure precise project planning and execution.

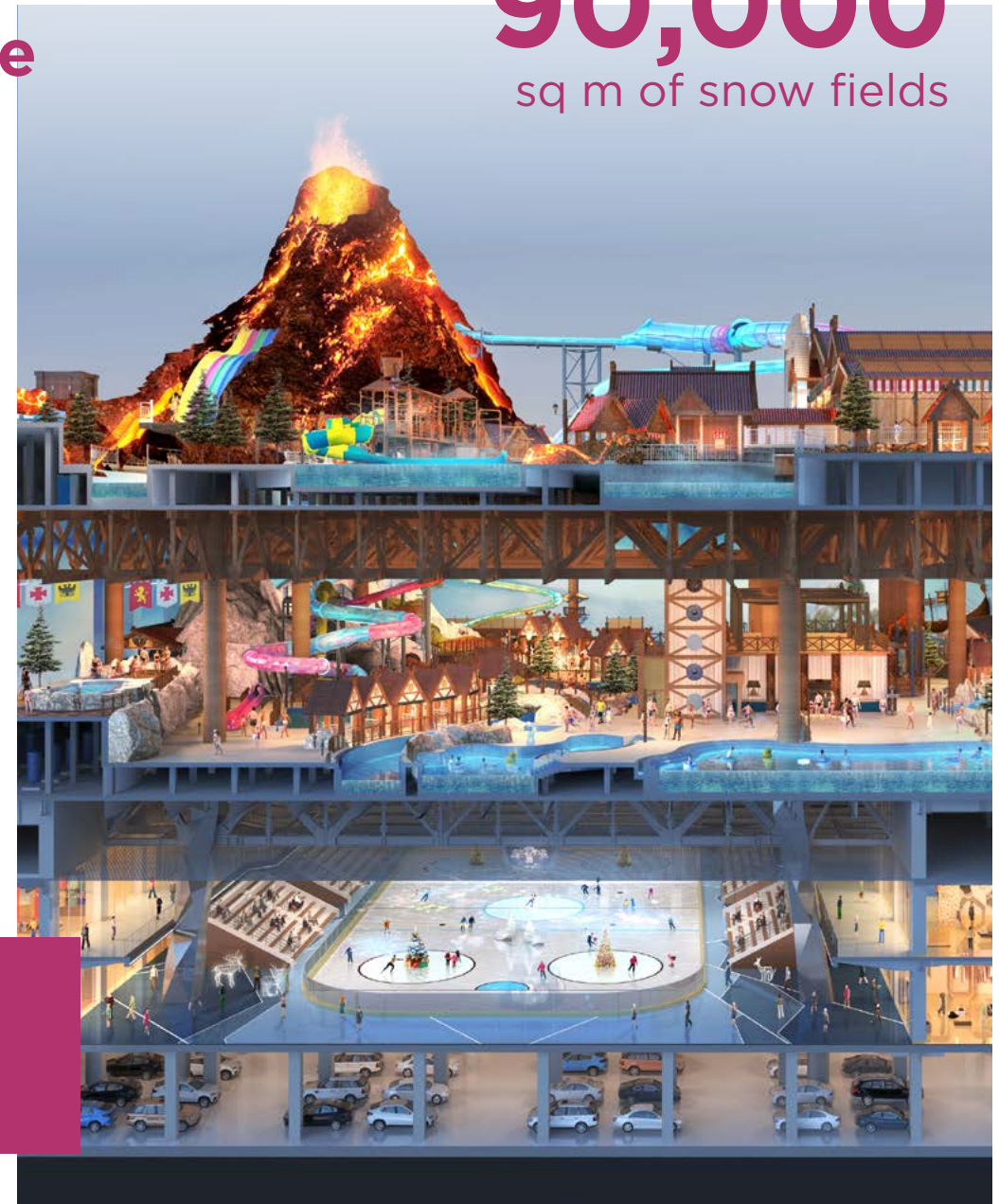
Drawing on our extensive experience of working on large-scale theme park projects such as Shanghai Disneyland, we used advanced building information modelling (BIM) and other software to precisely calculate the material needs for the resort's expansive, five-part grid roof and complex rockery elements.

The 37,000 sq m roof is fitted with photovoltaic panels that will generate an estimated 3.44 million kWh of solar power each year. The resort's advanced refrigeration process recovers 41,400 kWh of waste heat each day, further cutting carbon emissions.

Liu Yang, Director of RLB Mainland China, says: "We are proud to contribute our expertise to help create extraordinary experiences for people and support projects that prioritise environmental stewardship."

# 90,000

sq m of snow fields



**Project** Shanghai L+SNOW Indoor Skiing Theme Resort

**Location** Shanghai, China

**Client** Shanghai Yaoxue Real Estate Company Limited

**Size** 90,000 sq m of snow fields



Image: GASS Architecture Studios



## Award-winning development is ‘city within a city’

<b>Project</b>	Barlow Park	<b>Location</b>	Sandton, Johannesburg, South Africa
<b>Client</b>	Atterbury Property/ Diversity Urban Property Group	<b>Size</b>	120,000 sq m (Phases 1 to 3)

**Combining accessibility, affordability and modern convenience, Barlow Park is redefining urban living at the gateway to South Africa’s commercial capital.**

This project is transforming a former corporate park in Sandton, a suburb of Johannesburg, into a vibrant mixed-use neighbourhood, creating a true ‘city within a city’.

The development offers affordable, high-quality apartments alongside a range of amenities designed for

modern, integrated urban living, including shops, restaurants and schools.

Phase 1 features two residential blocks above a retail complex which contains a school, restaurants, gym facilities, a recreation centre and a business centre. Phase 2, due for completion in May 2025, will include two residential blocks consisting of 846 units and commercial office space.

Barlow Park’s proximity to Sandton Central Business District will help

foster an inclusive, sustainable community, giving residents access to economic opportunities and landscaped green spaces. Designed for walkability, the precinct incorporates layered transitions from public to private areas.

RLB’s cost managers are working closely with the project team, helping them to navigate all the complex construction challenges. By leveraging our extensive library of cost data and drawing on our experience of

delivering landmark projects, we will ensure the development stays on track and within budget.

Barlow Park Phase 1, which meets the preliminary sustainability requirements for the EDGE (Excellence in Design for Greater Efficiencies) green building standard, was the winner of the mixed-use development category at the 2024 SAPOA Property Development Awards for Innovative Excellence.

# Trust

We build for the long term.



# Celebrating **75 years** of RLB in **Australia**

**RLB has recently celebrated a remarkable milestone: 75 years of shaping the built environment in Australia.**

Since its founding in 1949 as Rider Hunt and Partners in Melbourne, RLB has grown into a trusted partner for some of the nation's most transformative projects. Over the decades, our expertise has left an indelible mark on the Australian landscape, from cultural landmarks to world-class sporting venues and pioneering infrastructure.

"RLB has consistently delivered projects that shape cities, inspire communities and leave lasting legacies," says Global Board Chair Peter Tulla. "Our history is defined by the trust of our clients and the talent of our people."

Here we highlight the key projects that have defined our journey in Australia. Each one tells a story of bold ideas, meticulous planning, and enduring impact.



## **Sydney Opera House**

Few structures embody Australia's creativity and ambition like the Sydney Opera House. Rider Hunt's Sydney office, led by Stanley Jones, played a key role in delivering this internationally renowned architectural masterpiece, cementing the firm's reputation for tackling challenging, high-profile developments.

RLB's commitment to the Sydney Opera House continues to this day, with projects that continue to enhance the building's functionality, safety and experience for its eight million annual visitors.

**75** years  
in Australia



To mark RLB's 75th anniversary, the firm donated historic documentation of the Opera House's original construction to the Sydney Opera House Trust. These records include cost estimates, drawings and tender submissions, providing future generations with invaluable insights into its creation.

"The Sydney Opera House represents the pinnacle of design and ingenuity," says RLB New South Wales Managing Director Stephen Mee. "Returning these documents is our way of honouring this extraordinary collaboration and supporting its continued stewardship."

### Australian National University

RLB's story in Australia began in Canberra with the Australian National University (ANU). In 1949, the firm was entrusted with cost management for its first facilities, laying the groundwork for a national centre of academic excellence. We have been part of ANU's evolution ever since.



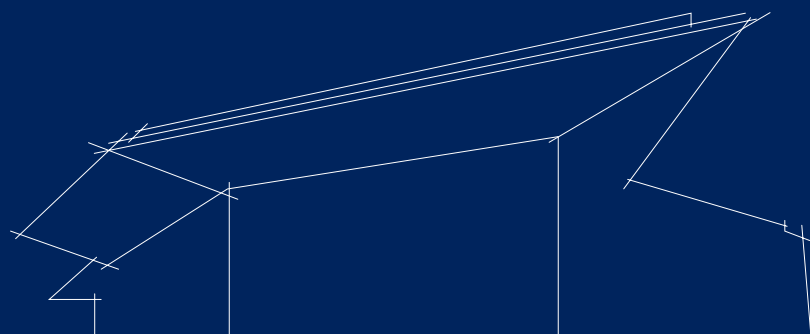
### Melbourne Park Precinct

Our involvement with Melbourne Park dates back to the construction of the original Rod Laver Arena in 1988. Responsible for the cost management of its decade-long, \$972m redevelopment, we played a pivotal role in its reimagination into one of the world's premier sporting and entertainment precincts.



### James Cook University

The Engineering & Innovation Place at James Cook University in Townsville, Queensland, exemplifies RLB's ability to support cutting-edge research and education. Our expertise transformed abstract plans into a vibrant, future-focused 9,400 sq m facility for learning with 23 lab spaces, multimodal studios, workshops and conference rooms.



### Adelaide Oval

Over two decades, RLB has supported Adelaide Oval Stadium Management Authority on numerous transformative projects, cementing a trusted relationship that continues to evolve. By working in partnership, we help ensure each project honours the venue's heritage while embracing its future.



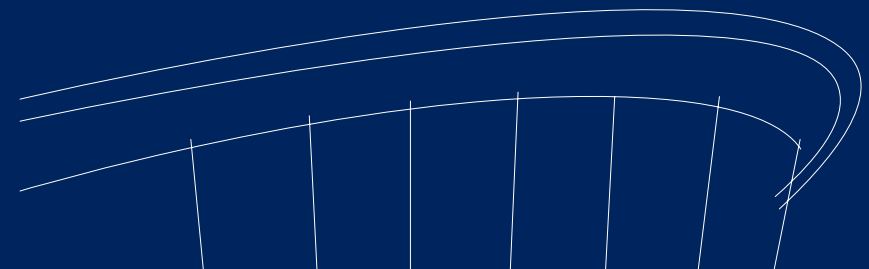
### Square Kilometre Array

The \$3bn Square Kilometre Array Telescope will feature 131,072 antennas at CSIRO's Murchison Radio-astronomy Observatory, offering humanity unprecedented access to the universe. Since 2012, RLB has provided cost and commercial advice for this international collaboration, helping to bring this first-of-its-kind project to life.



### Darwin Waterfront

Once an industrial wasteland, Darwin Waterfront is now a vibrant precinct that boasts world-class facilities, lush parklands and safe swimming areas. RLB played a critical role in transforming this 25-hectare site into a bustling hub for tourism, leisure and community activity, and a blueprint for urban revitalisation.



# Cost managers have pivotal role in shaping smart cities

by Jodach Mudaly, RLB South Africa

**With growing urbanisation, the concept of smart cities, where technology is used to improve efficiency, promote sustainability and enhance quality of life, has transitioned from a futuristic vision to a concrete objective.**

Realising this vision, however, requires not only advanced planning and technological integration but also rigorous financial oversight. This is where cost managers, otherwise known as quantity surveyors, can step in, serving as pivotal contributors to the sustainable and cost-effective development of smart cities.

RLB, with its wide experience in the field, recognises the significance of balancing innovation with cost management, and the crucial role its experts play in maintaining this balance.



## Expanding role in smart city projects

With the rise of smart cities, the role of the cost manager will expand to include:

### Cost planning for smart infrastructure

The infrastructure of smart cities incorporates advanced technologies such as IoT (Internet of Things) devices, automated traffic management systems and sustainable energy solutions. Each of these innovations comes with unique cost structures and financial implications. Cost managers need to develop detailed cost plans that anticipate not only the initial capital expenditures but also the long-term operational and maintenance costs associated with such technologies.

### Financial management of sustainable solutions

Sustainability is a cornerstone of smart city development. From energy-efficient buildings to eco-friendly transportation networks, the integration of green solutions requires strategic financial planning.

Cost managers can contribute by ensuring these initiatives remain financially viable through life cycle cost analysis and value engineering. This approach will help balance the pursuit of sustainability with budgetary constraints.

### Incorporating IoT in cost management

IoT plays a significant role in enhancing the data-driven management of resources in smart cities. For cost management consultancies, integrating IoT data can revolutionise cost management practices. Real-time data collection allows for accurate cost tracking, predictive maintenance and efficient allocation of resources. This reduces wastage and mitigates risks, ultimately optimising overall project costs.

“Cost managers will be at the forefront of shaping cities that are not only intelligent but also economically and environmentally sustainable.”



### Bridging the gap between innovation and cost

While technological advances promise enhanced urban living, they often come at a significant financial premium. The challenge lies in bridging the gap between adopting innovative solutions and maintaining cost-effectiveness. Here's how cost managers navigate this complex terrain:

**Ensuring financial feasibility** – They can evaluate the financial feasibility of proposed smart solutions by performing comprehensive cost-benefit analyses. This helps stakeholders determine if the long-term advantages justify the initial

investment. This process not only safeguards the financial interests of developers but also ensures that public and private funding is directed toward the most impactful and viable solutions.

**Collaboration with multidisciplinary teams** – They play an essential role in multidisciplinary teams by providing financial insights that guide decision-making. By working closely with other experts, they help align technological ambitions with fiscal realities, ensuring projects remain on track both economically and strategically.

### Strategic approaches for cost consultants

For cost managers to contribute effectively to smart city projects, adopting strategic approaches is essential. Key strategies include:

**Adopting advanced cost management tools** – The use of digital tools and software capable of handling complex data allows cost managers to manage costs more accurately and efficiently. Technologies such as building information modelling (BIM) integrated with cost management modules provide a dynamic and real-time approach to budget tracking and financial forecasting.

### Continuous professional development

– The fast-evolving landscape of smart city technology demands that cost managers stay updated on the latest trends and innovations. Regular training and interdisciplinary learning will equip them with the knowledge needed to evaluate the cost implications of new technologies and sustainable practices.



“The challenge lies in bridging the gap between adopting innovative solutions and maintaining cost-effectiveness.”



**Proactive engagement in policy and standards development** – Cost managers can lend their expertise to shape policies and standards that govern the financial aspects of smart city projects. By contributing to the development of industry guidelines, they will help set realistic budgetary benchmarks and create frameworks that support the scalable implementation of smart city initiatives.

As the world continues to push towards smarter and more sustainable urban living, cost managers will remain integral to balancing the ambitious aspirations of innovation with practical financial guidance.

At RLB, we understand that the success of smart cities hinges not just on the technology that powers them but on the careful orchestration of costs and resources. Cost managers who harness this blend of financial insights and technological awareness

will be at the forefront of shaping cities that are not only intelligent but also economically and environmentally sustainable.

The transition to smart cities marks an exciting era of urban transformation. By embracing their evolving roles and collaborating with various stakeholders, cost managers will play a crucial part in guiding this evolution. Their unique capacity to merge financial insight with sustainable innovation positions them as indispensable allies in building the cities of tomorrow.



**Jodach Mudaly**

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## New HQ cements RLB's presence in Saudi Arabia

**RLB's new regional headquarters in Riyadh were officially opened in January by Prince Fahad bin Abdulaziz bin Farhan Al-Saud, Chair of RLB Saudi Arabia.**

The ceremony coincided with celebrations to mark the 40th anniversary of our presence in the Kingdom.

Over the past four decades, RLB has helped to deliver iconic, complex projects that are testing the boundaries of what is possible in the built environment, and contributing to KSA's transformation into a vibrant society in line with its Vision 2030 strategy and beyond.

We have been a key partner in the execution of large-scale residential, commercial, healthcare and educational projects, while championing innovation and sustainability in the construction sector.

"Since we opened our first office in 1985, our workforce in Saudi Arabia has grown from two to 180."





Prince Fahad said: “The Kingdom is at the forefront of an extraordinary transformation, and RLB is proud to have been a trusted partner in shaping its progress.

“Our new regional headquarters represent our long-term commitment to driving excellence and delivering innovative solutions that align with the Kingdom’s aspirations under Vision 2030.”

Since we opened our first office in 1985, our workforce has grown from two to 180. With larger offices recently opened for our established teams in Riyadh and Jeddah, this investment in our newest premises in Laysen Valley, Riyadh, is a further example of how we are expanding our operations to support the Kingdom’s ambitious development goals.

RLB Global Board Director Mark Weaver said: “We have been privileged to work on some incredible projects, collaborate with some amazing people, and invest in growing our RLB team here in Saudi. This next chapter reflects our continued commitment to supporting the Kingdom’s evolving built environment and contributing to its economy.”

## Celebrating 40 years of RLB in KSA

40 years in KSA

### Shaping the future of the Kingdom

RLB teams in Saudi Arabia are playing a key role on some of the most ambitious and exciting projects and masterplans being developed today in the built environment sector.

William Barber, Managing Director RLB Saudi Arabia, says: “We continue to grow year on year, and this is largely due to a strong company culture where our people want to work for us in the Kingdom for the long term.

“We’ve just celebrated a 10-year anniversary for one of our team members and many colleagues have been with us for over five years, in what is usually a transient work location. This reflects the passion of everyone at RLB to deliver the very best outcomes for our clients.”

RLB Saudi Arabia gained Great Place To Work® Certification™ in 2024.

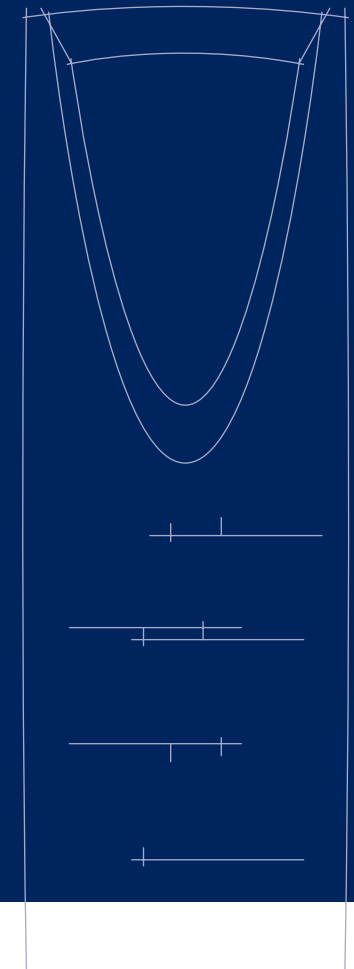
Our teams in Riyadh and Jeddah are entrusted with delivering effective cost management throughout a project’s life cycle. Comprehensive

cost modelling and independent cost assessments give our clients cost certainty and the confidence to make strategic financial decisions, ensuring even the most complex developments stay on track.

Beyond cost estimation, we also offer expert value engineering advice to optimise designs and provide market intelligence, delivering insightful reports on inflation trends, professional fee benchmarks, and construction cost benchmarks.

William adds: “We are looking to develop our expertise in new sectors such as data centres, where we predict a large transition from external data providers to local providers that will service the new cities as they become operational.

“We will also be drawing on RLB’s global network of specialists to support us in diversifying our service offerings in anticipation for wider client requirements such as sustainability and life cycle costing.”



# 115,000

seating capacity

## RLB supports construction of world's biggest football stadium

**RLB's expertise is supporting the construction of Grand Stade Hassan II, which is set to be the largest football stadium in the world with a seating capacity of 115,000.**

As a member of the design team, we are providing cost management, cost benchmarking, value engineering and market testing on key aspects of the project.

We are working alongside the global design firm Populous which, in partnership with architects Oualalou + Choi, won the international competition to design the stadium. The new landmark venue, located in the town of El Mansouria, in the province of Benslimane, north of Casablanca, will be almost double the size of Morocco's current biggest stadium, Ibn Batouta, which has a capacity of 65,000.

The design of Grand Stade Hassan II draws inspiration from traditional Moroccan Moussem tents, an influence most noticeable in the spectacular and expansive roof canopy that will cover the stadium and surrounding garden areas. The project also includes investment in local infrastructure to improve traffic congestion and event logistics, ensuring smooth access for spectators.

Grand Stade Hassan II will comply with FIFA competition standards and is due to be completed in 2028, in time for the 2030 World Cup. Morocco is co-hosting the tournament in its centenary year with Spain and Portugal. The stadium will also serve as the home of the Morocco national football team and for two local football clubs.

<b>Project</b>	Grand Stade Hassan II	<b>Location</b>	Casablanca, Morocco
<b>Client</b>	National Agency for Public Facilities	<b>Size</b>	Seating capacity: 115,000

# Research facility is cornerstone of university's **commitment to sustainability**

**The Rob and Melani Walton Center for Planetary Health at Arizona State University is dedicated to advancing sustainability within the realms of food, energy and water.**

Reflecting the natural beauty of the desert, the building's exterior resembles a geode rock formation, featuring a hardened shell that opens to reveal a dynamic and radiant interior.

The facility boasts a range of specialised spaces. These include open dry research labs for computing and engineering, wet lab spaces for biological sciences, versatile classrooms, a conference centre, and a 389-seat presentation hall.

The design incorporates many sustainable features to combat the harsh desert climate. Key elements such as breezeways, shading and water features are integral to maintaining a comfortable working environment

for its occupants. Designed for net zero operations, the building has achieved LEED Platinum certification, demonstrating its exceptional commitment to environmental sustainability.

Working closely with the architects and builder, RLB provided expert cost estimation and financial oversight throughout the preconstruction phases of the project. Our role involved preparing independent estimates, meticulously reviewing proposals, and ensuring that the project adhered to budget constraints.

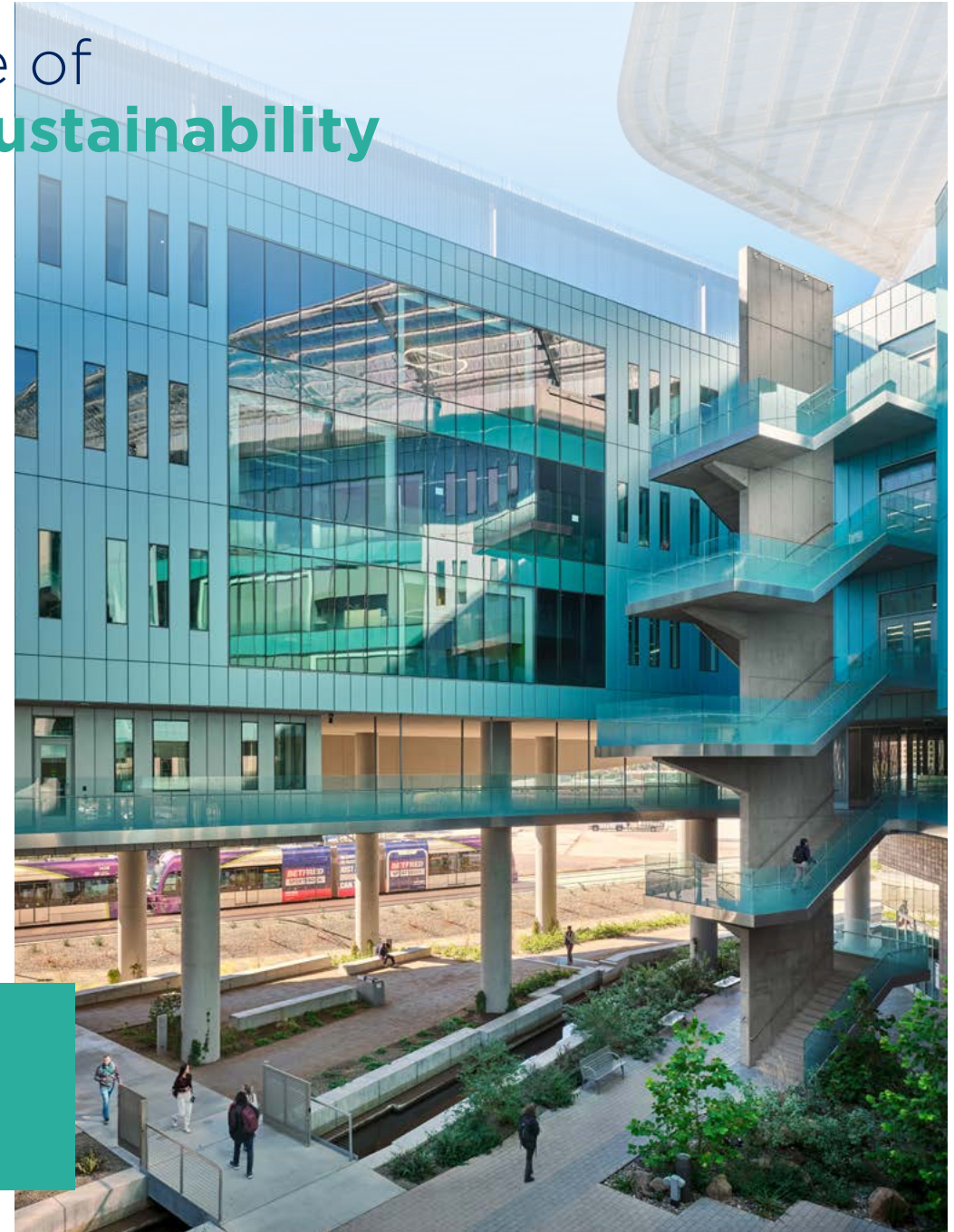
Cost Manager Camden Nixon, based at our Phoenix office, says: "This project highlights exceptional collaboration and sustainable design. Our financial oversight was key to its success, and it's been a rewarding experience to contribute to such a significant addition to my alma mater's campus."

**Project** Rob and Melani Walton Center for Planetary Health

**Location** Tempe, Arizona, USA

**Client** Arizona State University

**Size** 26,100 sq m



# Together

We look out for each other.



# Global Experience Exchange Programme

## A world of new opportunities

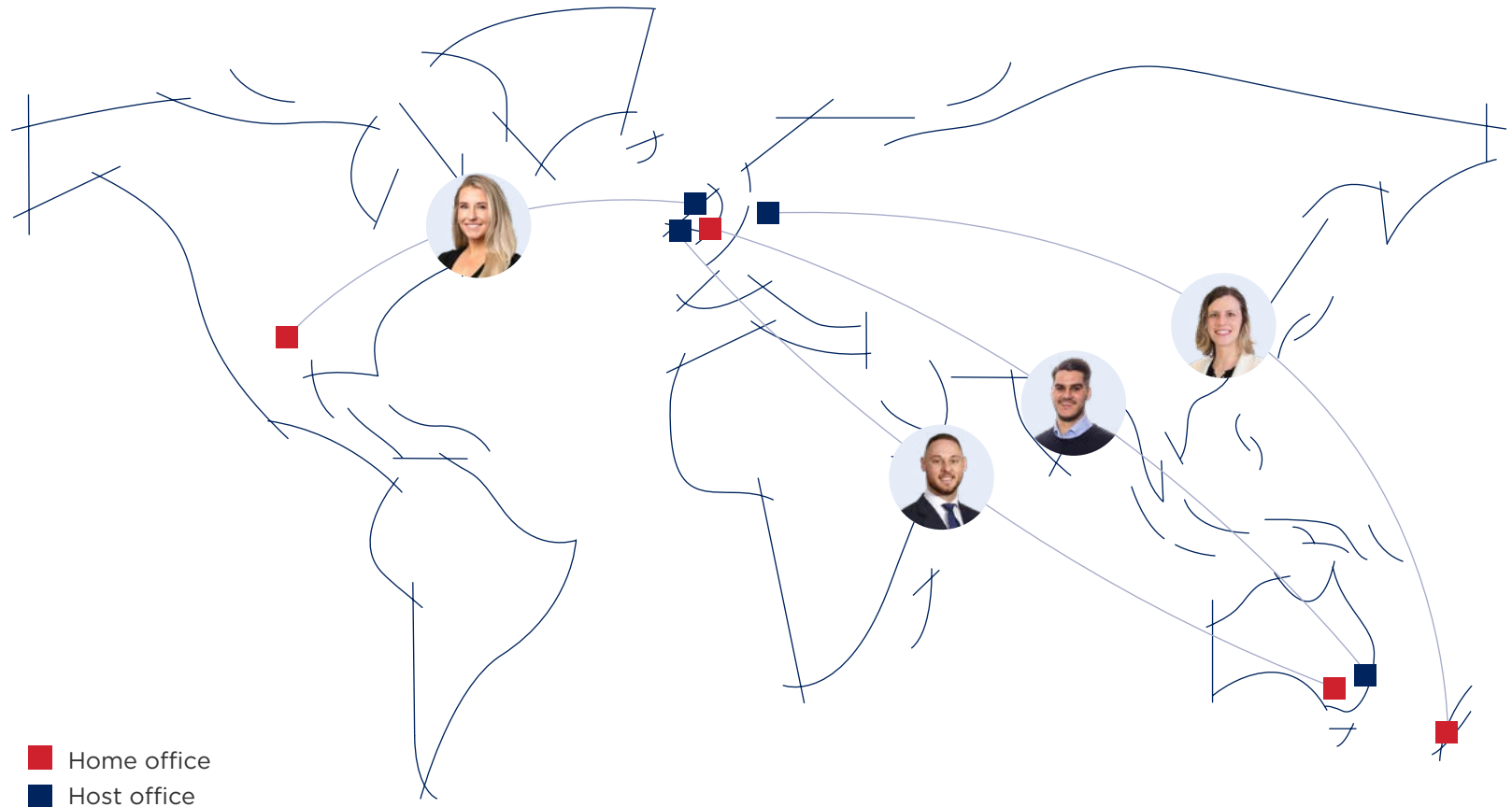
**RLB's Global Experience Exchange Programme (GEEP) offers our people a fantastic opportunity to travel and work with and learn from colleagues in different countries around the world.**

This open and inclusive programme offers a four-week placement in an RLB office, enabling the participants to build networks, experience new cultures and business settings, and enhance their personal and professional development.

The overall objective of GEEP is to share and develop best practice across RLB by promoting the exchange of business knowledge and technical expertise.

Strengthening our collective knowledge is key to enhancing our ability to deliver the value outcomes that our clients are looking for. The programme also plays a fundamental role in leadership and management development, shaping our future success as a truly global business.

Here, in their own words, four participants tell us how their experiences have broadened their skills and knowledge and supported their career progression...

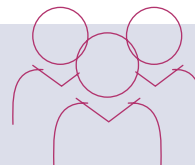


### GEEP in 2024:

**14**  
countries



**16**  
participants



**9**  
host offices



### 'It built my confidence in what I do and could do'

I was warmly welcomed to the Amsterdam office. During my exchange, I had a crash course in data centres and hotel refurbishment procurement approaches. Meanwhile, I shared about the complexities of hospital projects. I also ran the team through how we track the cost impact of design updates in almost real-time.

Aside from visiting a hub of art and culture – I enjoyed roaming the city, museums and art galleries on the weekends – I absolutely hit the jackpot with my exchange. It has given me a better sense of the wealth of knowledge RLB has globally. You can get so caught up in day-to-day tasks that it's easy to forget to look beyond our metaphoric front door.

This is even more true when you come from a very small office (Dunedin) on an island in the 'corner' of the world. GEEP has built my confidence in what I already do and what I could do. Forming global connections and seeing other RLB projects first-hand has fast-tracked it.

Chances are, if you're doing something new to you, the RLB community has the skills and knowledge to help. But it is much easier to ask if you already have some connections.

#### Karla Dunn

Quantity Surveyor  
RLB New Zealand  
[karla.dunn@nz.rlb.com](mailto:karla.dunn@nz.rlb.com)



### 'I have grown my professional network internationally'

From my first day at RLB New South Wales everyone was extremely welcoming, always up for a chat, inviting me out with them for lunch, happy to discuss insights into their role, projects and overall experiences of working at RLB. It was also great to see such a diverse portfolio of projects.

My intentions were to collaborate with international colleagues in a new environment, absorb the host city culture and knowledge share and I believe I achieved all of these. I have also grown my professional network internationally, including making lots of new friends.

I have been able to make many comparisons between the UK and Australian market. My key takeaway

from this experience was noting the differences between the role of the cost manager/quantity surveyor in Australia compared to the UK (while the process is the same, it is interesting to see how roles and responsibilities can differ around the world).

GEEP allows you to learn about different cultures and the different ways RLB are delivering projects across the globe. It also gives everyone the opportunity to make lifelong global connections through knowledge sharing within the RLB family. A brilliant experience that I will never forget.

#### Jamie Ali

Senior M&E Cost Manager  
RLB London  
[jamie.ali@uk.rlb.com](mailto:jamie.ali@uk.rlb.com)

### 'An opportunity to make life-long connections'

If you told me six years ago that I'd be going on a global secondment to London, I would have laughed. Thanks to RLB, this dream became reality.

I was impressed by the structured and tailored approach that the RLB London office offered, which allowed me to extract everything I wanted from my GEEP tenure. From dealing with high-profile insolvency cases, attending project meetings, to getting involved with different departments within RLB to understand the differing perspectives of how project challenges are navigated.

I was lucky to visit some iconic projects across London. I was able to step outside my comfort zone, learn, embrace, but also critique and compare elements between RLB offices. This valuable insight has allowed me to provide feedback to the business on how we can further evolve within our respective markets, but more importantly globally and collectively.

GEEP gives an amazing insight into different cultures, how different offices operate, and how our vast service offerings are conducted across the world. But most importantly, it gives us the opportunity to make life-long connections and share knowledge within the wider RLB family.

A truly unforgettable experience, both professionally and personally, which I will look back on fondly forever.

#### Stjepan Gudasic

Senior Quantity Surveyor  
RLB Melbourne

[stjepan.gudasic@au.rlb.com](mailto:stjepan.gudasic@au.rlb.com)



### 'Knowledge I gained will be incredibly valuable for the future'

This opportunity was a rich and rewarding experience. It allowed me to work alongside the talented teams in RLB's London and Leeds offices, and I was eager to immerse myself in the local culture, learn from my colleagues, and contribute to impactful projects shaping the city.

One of the highlights of my trip was visiting an active project site, which, as a marketing professional, is always a treat. Seeing the project in action gave me a deeper understanding of the scope and challenges our teams face.

It added a level of perspective and depth to my knowledge that will be incredibly valuable for future pursuits.

Understanding the on-the-ground realities helps inform how I approach

marketing materials and client communications, allowing me to better highlight the value we bring to each project.

Beyond work, I also had the chance to bond with my colleagues through team-building activities and social gatherings. These moments allowed me to build strong connections with my global counterparts. The relationships I formed during my secondment, whether over a coffee in the office or a beer at the pub, are ones I know will continue to grow as we collaborate on future global publications and projects.

#### Megan Rice

Marketing Specialist  
RLB North America

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# Shaping the future of sustainability consultancy

## **Our strategy is to become the sustainability consultant of choice to the built environment sector.**

We are working to achieve this by expanding our range of services, and by harnessing the strengths of our global network. Our regions are working in unison to innovate and transform our service delivery, helping our clients to maximise sustainability in the design, construction and management of buildings and spaces.

## **New global service to measure and reduce carbon emissions**

The undoubted highlight of the last 12 months for RLB's sustainability team has been the launch of our new global embodied carbon calculation service.

This service, developed by our UK and Europe sustainability centre of excellence, offers clients carbon measurement and decarbonisation planning across the whole building life cycle.

We know that buildings are responsible for 39% of global carbon emissions, and therefore as an industry we have a pivotal role in combating climate change and promoting sustainable development. To be able to make this difference, however, we need to measure, benchmark and implement strategies to reduce our carbon emissions.

Our new service offering gives us this capability by combining our cost management and sustainability expertise with RLB's independent data, helping our clients achieve their decarbonisation and net zero goals. It follows the RICS WLCA (2nd edition) methodology and is applicable to all regions, sectors and projects.

Since the launch, our UK and Europe sustainability team has grown steadily, doubling in size to 30 in 2024. Our team never fails to make me incredibly proud of their passionate advocacy for sustainability.

As Chair of RLB's Global Sustainability Committee, I'm equally proud of the progress we're making as a worldwide organisation to collaborate on best practices and explore new opportunities. We now deliver carbon services across all our regions, providing global expertise, backed by local market insight.





We are delivering transformative sustainability projects, from bespoke refurbishments to £1bn master plans. Besides carbon quantification, our growing service portfolio includes sustainability consultancy, ESG reporting and green building accreditations.

We will continue to innovate and develop new services and tools in response to market and regulatory changes, enabling clients to achieve compliance and financial benefits, and creating better outcomes for communities.



### Heather Evans

National Head of Sustainability  
RLB UK, Global Sustainability  
Committee Chair

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### RLB responds to shift toward green building in Africa

As Africa's cities grow rapidly, the demand for resources, infrastructure and public health systems increases. Green building adoption remains slow, however, hindered by financial, logistical and knowledge barriers.

In 2024, green buildings accounted for just 6% of new construction projects in sub-Saharan Africa, compared to 55% in Europe and 40% in North America. Buildings in Africa consume 58% of the region's total energy and contribute 34% of process-related CO<sub>2</sub> emissions, underscoring the urgent need for sustainable practices.

A key obstacle is the high initial cost of green technologies, energy-efficient systems and certifications, which deter developers in emerging markets. The skills gap in sustainable construction also hinders progress, as there is a shortage of trained professionals across Africa. Furthermore, Africa's diverse climates require tailored building solutions, adding complexity and cost to green projects.

Despite these challenges, the shift toward sustainable construction is gaining momentum, driven by innovative financing models and a growing recognition of how

sustainable infrastructure can address energy shortages and water crises.

As awareness grows and policies evolve, green building is becoming integral to Africa's development. In South Africa, numerous new projects are pursuing Green Star and EDGE certifications, with the country leading the region with more than 2.5 million sq m of certified green spaces. Banks also offer Eco Home Loans, incentivising the purchase of EDGE-certified homes.

RLB Africa is aligning with this shift by developing a comprehensive ESG offering across the industries we serve. With expert guidance from RLB UK and Europe's ESG team, we will begin providing ESG services in 2025. We aim to help clients reduce carbon footprints, optimise energy efficiency and navigate regulatory landscapes, ensuring compliance and creating lasting societal and environmental benefits.



### Marili Els

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RLB South Africa

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### Collaboration advances our sustainability offering in North America

In November 2024, RLB North America's sustainability services leadership team came together in Austin, Texas, to help advance and excel our sustainability offering in the North America region.

This team, in collaboration with RLB UK colleagues, gathered for one week in Austin to prepare and present RLB North America's first sustainability and embodied carbon report – for a client's net zero mega-project, the first of its kind in North America.

Our report included the results of a whole-life carbon assessment (WLCA) and recommended strategies to help our client achieve their sustainability goals, such as reducing embodied

carbon emissions, pursuing green building certifications, and managing waste responsibly.

Advising on the report's preparation were RLB UK's Heather Evans, National Head of Sustainability, and Hesham Ahmad and Matthew Dunne, both Senior Sustainability Consultants. The WLCA technical team, based in London and Manchester, provided guidance on the many technical elements a WLCA requires.

At the same time we also invited RLB colleagues from across North America to Austin to take part in an in-depth sustainability services training workshop. The was led by the RLB UK team who provided detailed instruction on WLCAs.

This training exemplifies the close international networking and

knowledge sharing that takes place daily within RLB. The social aspect of this week also offered a platform for breaking down cultural barriers and forging friendships.

Events like this underline the value of intercultural and interdisciplinary collaboration and shows how RLB, as a well-connected global practice, is well-placed to achieve its goal of becoming a world leader in sustainability.



#### Aaron Woodward

Associate Principal  
RLB North America

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### Sharing our sustainability expertise for the benefit of all

It was a proud moment for everyone at RLB when a group of our cost managers were invited to lead a lecture on sustainability and embodied carbon at United Arab Emirates University, inspiring students from its College of Engineering. Opportunities like this to educate the next generation of construction professionals are incredibly rewarding for us as an organisation.

In the last year since the launch of our new carbon estimating service, our sustainability-focused team in Dubai, affectionately known as 'The Green Team', have been increasingly invited to participate in sustainability events and initiatives across the city. Graduate Quantity Surveyor Aisha Almarzooqi had the privilege to be the MC at the MENA Green Building Awards.

Sam Graham, Managing Director of RLB in the UAE and Qatar, was a speaker at the Sustainability Innovation



Forum in Dubai as a member of a panel discussing sustainable urban planning.

Alyaa Al Wahab, Director – Project Management, appeared at Construction Week Middle East's Leaders in Construction Summit. She highlighted the pivotal role project management consultants play in guiding clients toward sustainability goals by leveraging technologies such as 4D and 5D simulations and advanced analytics to drive decarbonisation.

And I was delighted to be asked to speak at Dubai's Energy & Sustainability Summit as part of a panel discussing sustainable materials and decarbonising construction sites.

At RLB, we believe we can make a positive difference by facilitating the exchange of knowledge across industries. It demonstrates our commitment to helping to build a greener future for the UAE and beyond.



#### Seb Davies

Director – Cost Management  
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# Doing the best for our people underpins everything we do

**What makes RLB a place where people make progress?  
It's our inclusive, people-first culture.**

We look out for each other. We are dedicated to fostering an environment where individuals can achieve success, and feel empowered to shape their careers in new and meaningful ways. We simply believe in doing the best we can to enable everyone to thrive personally as well as professionally.



RLB Asia

## Public speakers share expertise for industry's wider benefit

Our senior leadership team at RLB North Asia were much in demand as public speakers at various leading industry events and conferences in the region in 2024.

Chairman Eric Fong, Managing Director Ling Lam, and Directors Katherine Shum and Kevin Wong, shared their insights on topics including embodied carbon calculation, integrating ESG principles into the real estate sector, using AI to enhance productivity in construction, and the empowerment of women in the industry.

The events they spoke at included the HKIS Annual Conference, RICS Hong Kong Construction Conference, Pacific Association of Quantity Surveyors Congress, and HK Construction Industry Council Digital Twin Leaders Summit.

Through speaking engagements, our industry leaders not only showcase their expertise but also make a significant contribution to dialogue within construction about sustainability, digitalisation and the future direction of the industry.





### RLB Middle East

#### Promoting networking and wellbeing through sport

RLB colleagues and fellow professionals from across the construction sector participated in a football tournament at Dubai Sports City aimed at promoting networking and wellbeing.

This was the latest event in an initiative devised and organised by RLB with the original intention of strengthening cross-industry connections.

The regular get-togethers, which also include padel and badminton matches, are now increasingly being seen as making a valuable contribution to wellbeing initiatives for participating companies and their employees.

Farida Gilmore, Communications Manager RLB Middle East, says: "It's becoming increasingly clear that these events not only address a need to network with our industry peers in energising, enjoyable settings, but they are also providing our teams with an opportunity to step away from their desks and boost their physical and mental health through exercise and connection."



#### RLB colleagues take part in world's largest fun run

Colleagues from UAE joined 278,000 other people in the Dubai Run, the world's largest fun run. The event transformed Sheikh Zayed Road and Downtown Dubai into a sea of green, the colour worn by most of the runners who were from all backgrounds and of all ages and abilities.



### RLB Africa

#### Supporting young QS professionals in South Africa

At RLB Africa, one of the ways we nurture future professionals is through our annual bursary programme, which is open to BSc (Hons) quantity surveying students from all South African universities.

These bursaries cover tuition fees and textbooks, with the funds paid directly to the university. While all applications are considered, we prioritise top-performing students and aim to address gender disparities in the profession.

Beyond financial support, bursary recipients gain practical work experience at RLB offices throughout the year or during holidays, depending on university requirements. We offer employment opportunities to top-performing graduates as positions

become available across our branches.

Luvuyo Hlophe, one of the current bursary recipients, says: "The support I have received has enabled me to focus on my studies while gaining practical, real-world experience. I truly appreciate RLB's ongoing encouragement, which has been instrumental in helping me reach my full potential and work towards my long-term goal of becoming a professional quantity surveyor."

Charity Maithufi, also on the programme, adds: "Since joining RLB as a student, I've been able to grow and develop professionally in a supportive environment. The focus on long-term success, collaboration and integrity has helped me gain valuable experience while progressing both in my role as a candidate quantity surveyor and as an individual."





## RLB Europe

### New strategy to improve employee wellbeing

A newly launched wellbeing strategy covering our UK and European offices is designed to improve the way we look after our people.

The strategy will help us to optimise the wellbeing of colleagues because it is holistic – encompassing the seven key dimensions of employee wellbeing: Emotional, Environmental, Financial, Mental, Physical, Professional and Social.

Its ongoing development will also be shaped by our colleagues. Through surveys and focus groups, we will listen to their feedback on how we can improve wellbeing for everybody at RLB and prioritise investment in the areas where they tell us it is needed most.

“We are committed to investing in employee wellbeing, first and foremost, because it’s the right thing to do,” says Sarah Draper, People and Culture Director. “Promoting employee wellbeing will set up the business to succeed, too. When people feel happy, engaged and purposeful at work, they

typically perform better. It will also distinguish us as an employer of choice that attracts and retains the best people in the industry.”

In the UK, we have established community groups – made up of employees from across the business – to help us support employees and monitor the health and happiness of our workforce. One of these communities, RLB Well, is recruiting more wellbeing champions to lead initiatives, raise awareness of wellbeing issues, and signpost colleagues to the benefits, services and guidance available.

Sarah adds: “Our new global values, by ensuring the consistency of our culture, will help us to fulfil our aim of providing everyone with the information, skills and resources they need to maintain health and wellness.”



## RLB Oceania

### Stephen Mee honoured for his legacy to industry

Stephen Mee, Managing Director, RLB New South Wales, has been honoured for his “outstanding influence and unwavering dedication” to quantity surveying and to Australia’s property industry.

He was presented with the Legacy Leadership Award by the Property Council of Australia (PCA) in recognition of the significant contribution he has made to prosperity, jobs and strong communities during a career spanning four decades.

Stephen, who has served as RLB’s Global Chair, helps to foster talent and inclusion in the industry as a judge for the PCA’s Innovation and Excellence Awards in the Future Leader and Diversity and Inclusion categories.



# The best address in Downtown Dubai

**Address Dubai Mall is located within one of the most prestigious square kilometres of real estate in the world.**

This luxury hotel and resort development, formerly known as Address Residence Fountain View, seamlessly blends commercial and residential spaces in Downtown Dubai, serving as both a gateway and a visually captivating architectural masterpiece. Its design harmoniously balances solidity and transparency, thoughtfully complementing its surroundings.

Designed by DP Architects, Atkins and Dewan, the three-tower development offers breathtaking, uninterrupted views of the Burj Khalifa, the tallest building in the world, and The Dubai Fountain, the world's largest choreographed fountain system.

The three tall and supertall towers contain the Address Hotel and Address

branded apartments. The towers are built above a 15-storey podium containing retail, food and beverage outlets and parking. Residents enjoy a direct connection to The Dubai Mall and its world-class entertainment and retail experiences through a convenient and elegantly designed link bridge. This three-storey bridge won the prestigious Middle East BIM Award for Infrastructure.

The 332m-high central tower is the fourth-tallest tower in Downtown Dubai and the 20th-tallest tower in Dubai.

RLB provided cost management services throughout this landmark project's design and construction period, ensuring its commercial success by effectively managing more than 35 different works packages, and supporting the project team to overcome challenges including a major fire and the Covid-19 pandemic.

# 332m

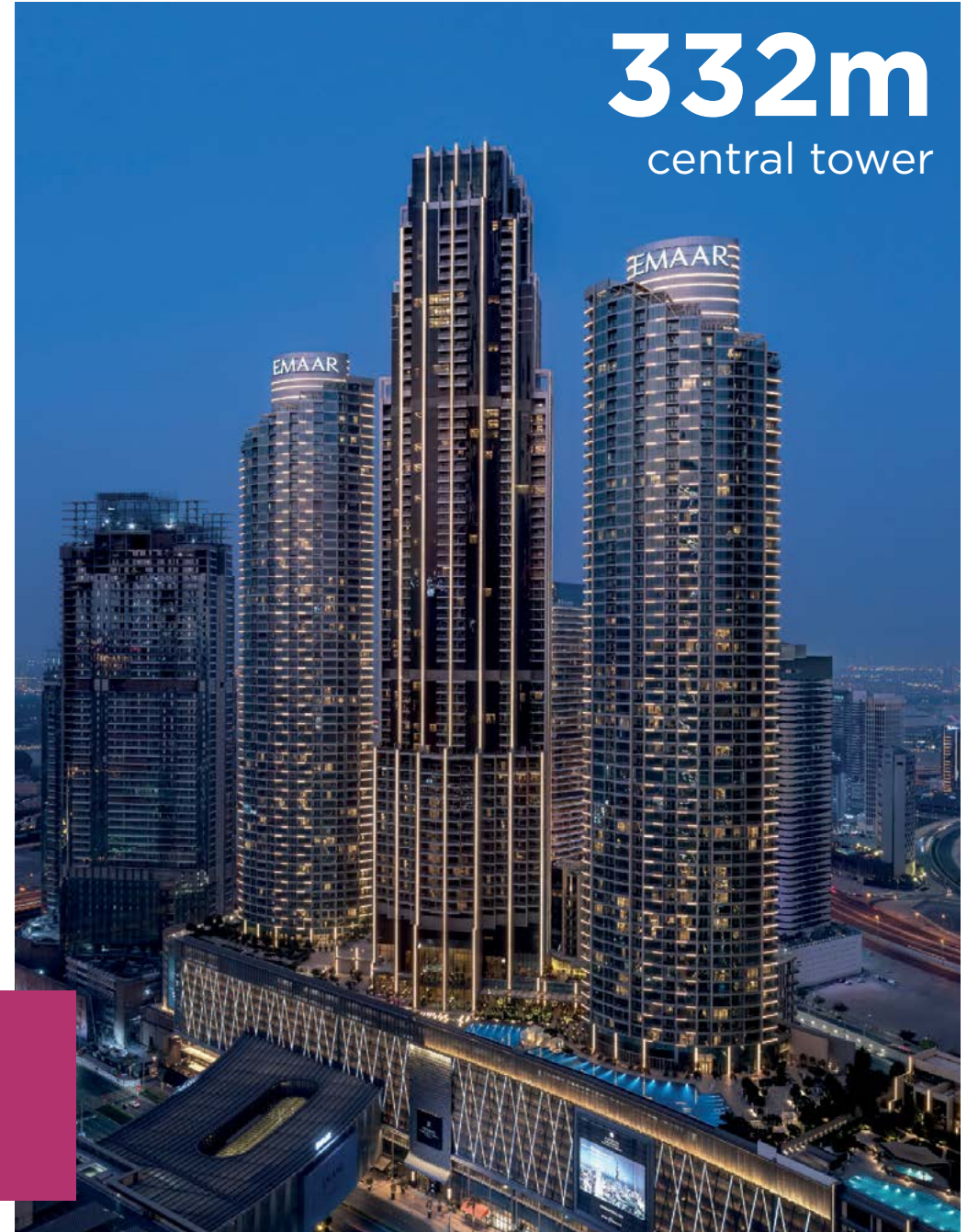
central tower

**Project** Address Dubai Mall

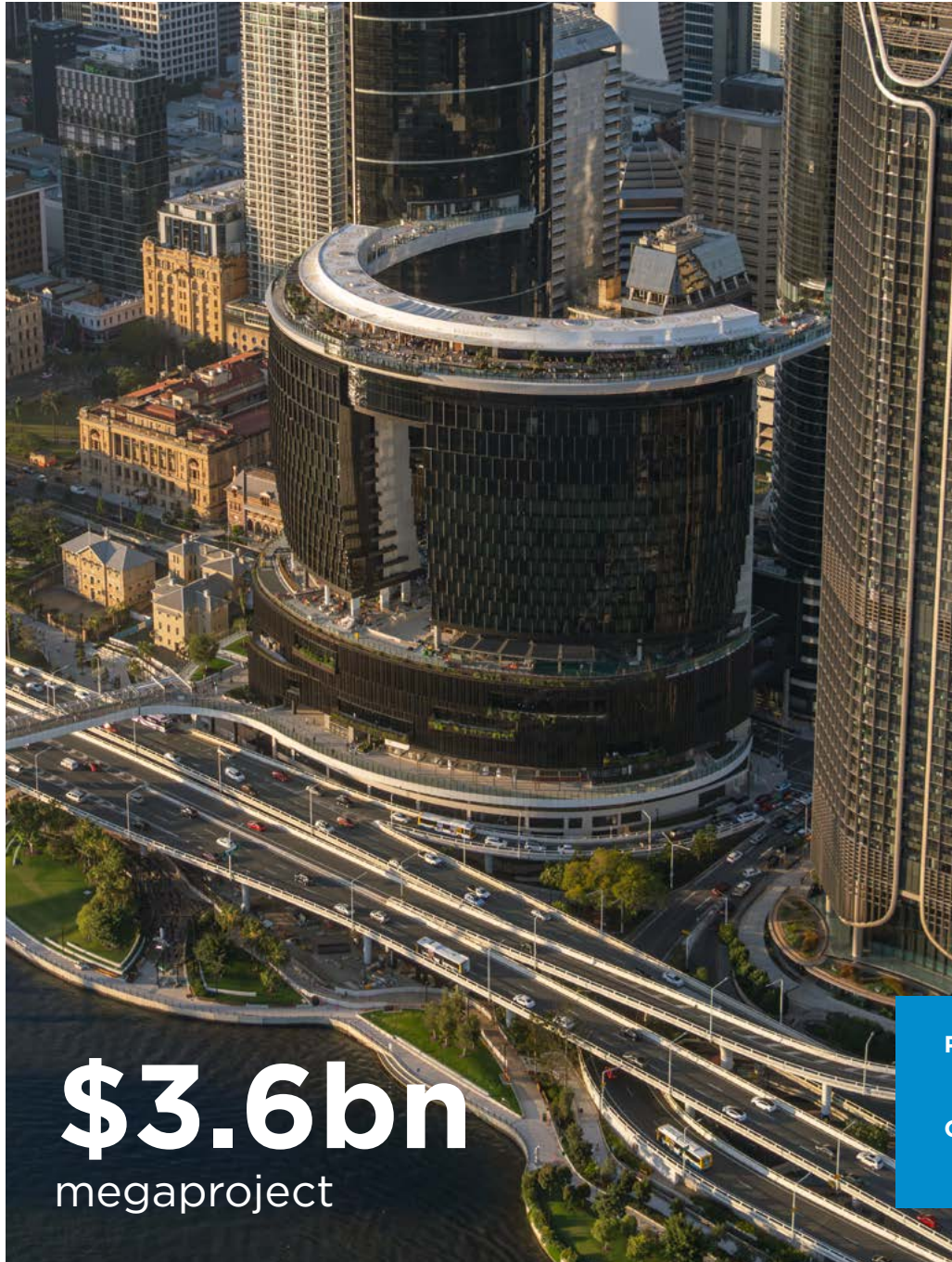
**Location** Dubai, UAE

**Client** Emaar Properties PJSC

**Size** Built up area:  
650,000 sq m







## Sky-high megaproject takes Brisbane to new level

**Queen's Wharf Brisbane is a new world-class precinct that places Brisbane firmly on the map as a tourism, leisure and entertainment destination ahead of the 2032 Olympic and Paralympic Games.**

This integrated resort development, which spans 10% of the city's Central Business District, will provide four luxury hotels, a state-of-the-art casino, 50 dining options, 40,000 sq m of retail space and 2,000 apartments.

One of its major attractions is the 100m-high Sky Deck observation platform, an engineering marvel made of 500t of suspended steel that spans four towers like 'a ship in the sky'.

RLB has overseen the budget of this \$3.6 billion megaproject at every stage of its decade-long development.

Drawing on our construction cost database, one of the biggest in the

world, we developed a comprehensive cost plan for the scheme. We worked closely with the project's stakeholders to help them overcome challenges, from inclement weather to supply chain pressures, and from market fluctuations to the Covid-19 pandemic.

By applying our data and cost management expertise, we ensured the project team's vision for Queen's Wharf remained uncompromised and became reality.

Matt Long, Managing Director of RLB in Brisbane, says: "Queen's Wharf is remarkably close to the original vision. It stands as a testament to the possibilities when bold ideas meet meticulous planning. RLB is proud to have played a pivotal role in this city-shaping project, delivering cost certainty and contributing to a new era for Brisbane."

**\$3.6bn**  
megaproject

<b>Project</b>	Queen's Wharf Brisbane	<b>Location</b>	Brisbane, Australia
<b>Client</b>	Destination Brisbane Consortium	<b>Size</b>	120,000 sq m

# Tomorrow

We work to do good.



# Digital platform transforms social value measurement and reporting

By Malak Abdelmoaty, RLB Digital, and Ferdy Cleare, RLB UK

**Measuring social value is essential for understanding and demonstrating the broader impact of projects beyond their financial return.**

RLB Digital, in collaboration with RLB's sustainability team, has developed the Social Value Digital Platform to meet the growing requirement for social value measurement and reporting in the construction industry.

Our end-to-end solution, comprising an app and dashboard, enables users to measure and visualise social value data at a project and portfolio level. Aligned with industry-wide social value frameworks, it enables detailed analysis and filtering by development type, location, social value themes, project stage, and other variables.

## Comprehensive data management

The award-winning platform's real-time data visualisation capability means users can quickly identify areas for improvement. The enhanced reporting capabilities demonstrate the social, economic and environmental impacts of development, enhancing transparency and leading to increased stakeholder engagement.

We can design specific financial metrics to quantify the social value of each project. These metrics assess the benefits in key areas such as employment and skills development, volunteering, charitable donations, as well as green space and community resources.

The platform leverages these metrics to calculate the total social value, while categorising the results by social value theme, priority, outcomes, relevant Sustainable Development Goals (SDGs), location, and more.

It uses Microsoft Power Platform and Power BI to capture, store and analyse social value data. This ensures that all relevant metrics are accurately recorded and easily accessible, giving users a clear view of their social value contributions.





### Significant time and cost savings

We estimate that the platform will deliver significant time and cost savings for our clients:

- Up to a 50% reduction in time required for forecasting, monitoring and evaluating social value data throughout the project life cycle.
- Up to 50% increased efficiency through the automation of data entry and reporting processes.
- Up to a 30% reduction in operational costs due to the minimisation of manual data handling and errors.

### Pushing the boundaries

At RLB, we pride ourselves on offering a flexible and client-centred approach to social value consultancy, tailored to meeting the diverse ambitions and priorities of our clients.

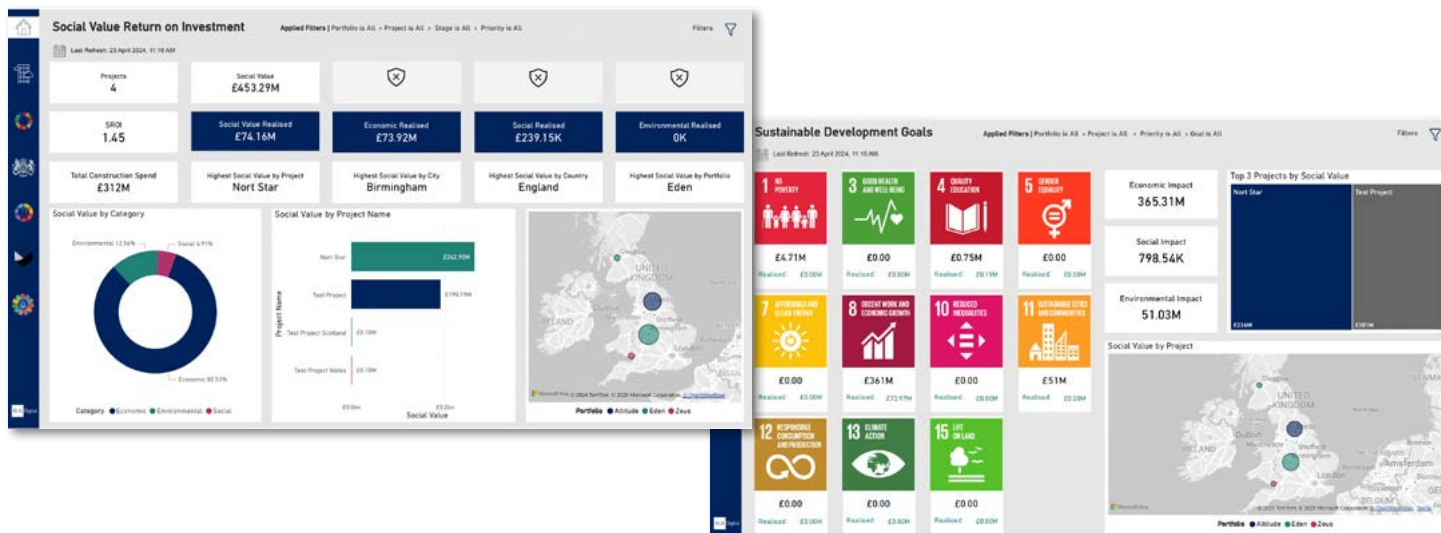
This is why the platform is designed to be scalable and adaptable across the construction industry, making it an attractive solution for any organisation committed to social responsibility and sustainable development practices.

By working closely with clients, we develop custom strategies that align with both their sustainability objectives and organisational core

values. Environmental, economic and social factors are integrated at every level, from individual projects to entire portfolios.

We're also committed to pushing the boundaries of what's possible in construction using digital solutions. Our Social Value Digital Platform demonstrates how digital innovation can help the industry deliver impactful, place-based outcomes that enhance the built environment, drive economic growth, and promote social wellbeing.

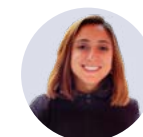
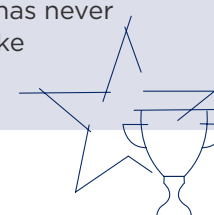
“The platform is designed to be scalable and adaptable across the construction industry.”



### New platform is a winner

At the Building Magazine Awards 2024, the **Social Value Digital Platform** won the **Digital Excellence** category, which recognises innovative new ways of delivering construction projects.

The judges commented: “The winner is using technology to achieve better outcomes in areas where the industry has never succeeded before like social value.”



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# ESG is a growing priority for investors, landlords and tenants

By Anderson Chan and Kevin Wong, RLB North Asia

**In Hong Kong, the regulatory policies of financial institutions and market forces are becoming increasingly focused on sustainability and climate change.**

Within the built environment sector, environmental, social and governance (ESG) is high on the agenda and having a growing influence on investment decisions by real estate developers, the corporate sustainability plans of landlords and the demands of tenants.

The Stock Exchange of Hong Kong Limited (HKEX) continues to strengthen its ESG disclosure guidance for listed companies, driving continuous improvement in sustainable performance through information disclosure.

In 2020, it introduced an ESG reporting framework incorporating key recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD) on board governance and oversight of ESG and climate-related issues as well as disclosure of emissions reductions targets.

The HKEX subsequently enhanced its disclosure requirements in line with international standards. All large-cap

companies (capitalisation value of more than \$10bn) and main board listed companies were required to follow the 'comply or explain' principle for Scope 3 emissions performance (which covers embodied carbon emissions from construction) starting from 2025, whereas mandatory disclosure for all large-cap listed companies does not start until 2026.

## **Reducing carbon emissions**

The majority of property developers in Hong Kong are listed on the HKEX and these enhanced disclosure requirements are pushing them to improve their ESG performance, particularly on reducing carbon emissions and delivering social value.

Furthermore, the emergence of international ESG disclosure standards is not only impacting property developers but also multinational companies who, as tenants of buildings, are seeking office spaces that will align with their priorities on sustainability and enable them to meet their own disclosure requirements.



Consequently, tenants are increasingly demanding buildings which have strong ESG credentials, and landlords of such buildings can usually charge a rental premium compared to buildings with a poor ESG performance.

### **‘Future-proofed’ buildings**

One Taikoo Place and Two Taikoo Place, two world-class triple Grade-A office buildings providing two million sq ft of premium commercial space, were constructed to the highest green building and wellness standards with the support of RLB.

Our cost management experts played an important role in this major redevelopment, carrying out a financial assessment of all sustainability measures including the procurement of green concrete and steel to reduce embodied carbon emissions.

Designed to be ‘future-proofed’ against climate-related risks, these towers boast the best energy performance in Hong Kong. They are fitted with AI-powered building management systems that apply machine learning to improve energy efficiency and are powered by renewable energy from wind turbines and photovoltaic panels.

One Taikoo Place and Two Taikoo Place have both received the highest certifications in the LEED (Leadership

in Energy and Environmental Design), WELL and BEAM Plus building certification systems.

Taikoo Place is also the first and only development in Hong Kong to obtain the LEED Communities certification (Gold Rating) in recognition of the social value it delivers. The project created green spaces with water features that are open 24 hours a day, providing a calm and relaxing environment for tenants and the local community to enjoy.



#### **Anderson Chan**

Managing Director  
RLB North Asia

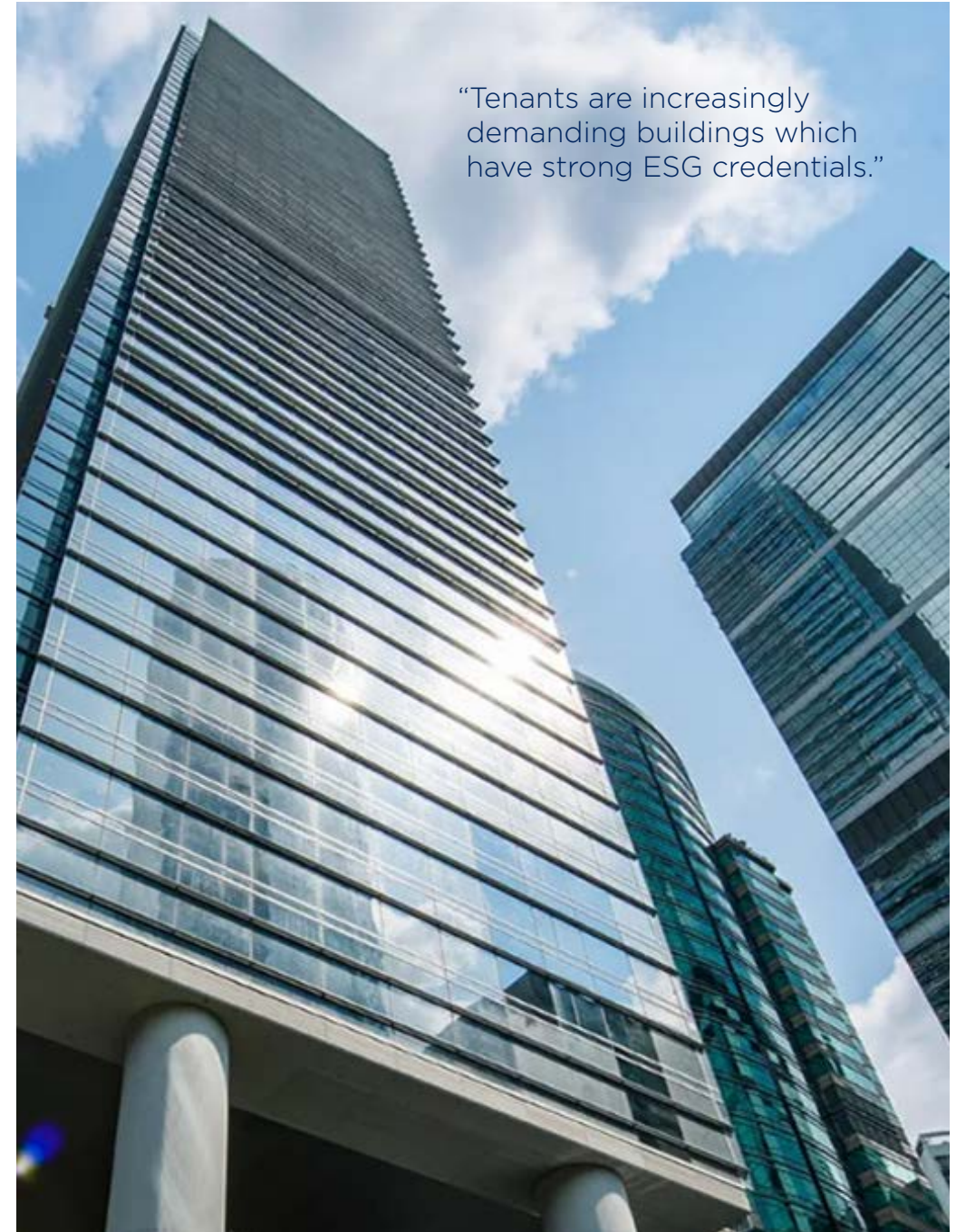
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#### **Kevin Wong**

Director  
RLB North Asia

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“Tenants are increasingly demanding buildings which have strong ESG credentials.”

# Giving back to the communities in which we live and work

In line with our global values, we work to do good. We believe we should make a long-lasting positive impact on our communities and our planet.

We demonstrate this commitment through a wide variety of corporate social responsibility initiatives undertaken by our colleagues around the world. We're proud of their remarkable generosity and strong dedication to supporting charities and good causes.



[RLB Europe](#)

## UK colleagues make positive impact on communities

As we reflect on 2024, we are incredibly proud of what we have achieved together as a team. At RLB, our shared commitment to making a positive impact in our communities continues to inspire us every year.

In 2024, RLB colleagues across the UK collectively raised more than £33,000 for charities including Dementia UK, Gloucestershire Bundles, Birmingham Children's Trust (England), St Luke's Hospice in Sheffield, St Gemma's Hospice in Leeds, Children with Cancer UK and Metabolic Support UK.

Our colleagues also contributed over 3,800 hours of voluntary work supporting the local communities where we live and work. In addition, our graduates contributed over 350 hours working with local schools and colleges, helping to equip the younger generation with essential skills for entering into employment.



**RLB Oceania**

**Supporting education on remote island community**

Stephen Mee, Managing Director, RLB New South Wales, recently visited the remote community of Maliana on Timor-Leste to join in celebrations marking the opening of a new teacher training facility.

He made the journey in his capacity as a board member of Monte Sant' Angelo Mercy College in Sydney, which is a significant contributor to the development of the facility as well as funding scholarships and nutrition programmes for young women in Maliana.



**RLB Middle East**

**Conserving UAE's natural beauty**

Colleagues at our Dubai office joined hundreds of other volunteers for a desert litter pick as part of the Clean UAE Campaign organised by the Emirates Environmental Group. This annual initiative unites businesses, governments, academia and community members in collaborative efforts that work towards a cleaner, greener UAE.



**RLB Asia**

**New volunteer team active in Hong Kong**

RLB Hong Kong has established its first volunteer team to enhance community engagement and support charitable activities. In their inaugural activity, team members participated in the Hong Kong Girl Guides Association (HKGGA) Territory-Wide Flag Day.

The volunteers served as flag-sellers, raising funds for the ongoing development of the Guiding movement in Hong Kong, including the new HKGGA headquarters and youth hostel project, for which RLB is the appointed quantity surveyor.

The team also visited Ronald McDonald House in Kwun Tong, which provides family-centred care for seriously ill children. The volunteers engaged in arts and crafts and interactive games, creating a joyful atmosphere for the children and their families. They also donated staple food items to assist with basic needs.







RLB Africa

### Sponsorship will aid early child development

RLB sponsored training and materials for the Business Skills for South Africa Foundation, a non-governmental organisation dedicated to empowering small business owners across the country. Our sponsorship supported business skills training for owner-managers of Early Childhood Development (ECD) centres, which are present in nearly every village, town and city in South Africa.

The training aimed to guide practitioners and ECD centre owners in adequately preparing children to succeed in the formal school system. Attended by 25 participants, the programme covered essential topics such as business fundamentals, growth strategies, marketing, and understanding parents' needs.



### Blanket drive spreads warmth and comfort

RLB colleagues across South Africa participated in a blanket drive ahead of the 2024 winter season. Our offices in Pretoria, Johannesburg and Durban donated blankets to Wollies Animal Shelter, while our Cape Town and Stellenbosch offices supported the Hanna Charity and Empowerment Foundation. Over 80 blankets were donated, providing warmth and comfort for animals and disadvantaged people just in time for winter.



### Food parcels help families in need

Our Pretoria office supported the Lona Kruger Feeding Scheme to assist families in need during December. The scheme provides nutritional meals to 90 schoolchildren daily, many of whom rely on this as their only meal of the day.

While the usual feeding initiative at Goudrand Primary School wasn't possible due to the school holidays, we adapted by collecting non-perishable foods and essential items to create food packages. Together with other contributors, we gathered enough supplies to provide 75 families with food, soap, toothpaste and washing powder, ensuring they had the essentials to get through the holiday season.





### RLB Americas

#### Young professionals in Hawaii give back to the community

RLB Hawaii hosted its second annual LINK-UP event in Honolulu for more than 150 professionals from 50 companies.

The event at Oahu Country Club included a donation drive which collected 120 food items and 12 boxes of essentials for the Institute for Human Services, a non-profit organisation focused on ending or preventing homelessness on Oahu.

RLB LINK fosters social connections between emerging leaders of Hawaii's design, construction and commercial real estate industries to promote collaboration and give back to the local community.



### RLB Oceania

#### Colleagues volunteer to support food relief agency

During National Volunteer Week in Australia, we were proud to celebrate our contributions to numerous charitable organisations and our active participation in industry partnerships.

Our South Australia team volunteered at Foodbank SA & NT, the largest food relief agency in South Australia and the Northern Territory, sorting and packaging 20 tonnes of produce for delivery to food hubs and partner agencies.



# Meet the inspiring winners of our Global CSR Awards

RLB's Global CSR Awards honour the remarkable efforts of colleagues who exemplify our ongoing commitment to corporate social responsibility.

This year's submissions highlighted an impressive range of initiatives across our regions, unified by a shared focus on the future and a dedication to making a lasting positive impact on our communities and planet.

"The inspiring stories of our 2024 winners underscore the incredible power of collective action, and remind us of what we can achieve when we work together for the greater good,"

Vivianne Todhunter, Chair of RLB's Global ESG Committee.

# 2024



[RLB Europe](#)

## RLB colleagues in London, Birmingham and Leeds

Last summer 24 colleagues from RLB's offices in London, Birmingham and Leeds took on Macmillan's Mighty Hikes, completing a half or full marathon to raise funds for cancer research and support. These scenic hikes spanned the Thames Path, Peak District and Northumberland coast, with participants demonstrating both resilience and generosity. Their efforts will help individuals and families impacted by cancer, as well as strengthen RLB's partnership with the charity.





### RLB Americas

#### Colette McDermott, Marketing Specialist, RLB Saint Lucia

Following Hurricane Beryl's devastation in Grenada, St Vincent and the Grenadines, Colette led a swift and impactful relief effort. Working with local organisations, she raised funds for essential supplies and coordinated

the rapid delivery of nearly 600kg of cargo, including canned food, hygiene products and a generator. Colette's leadership and the quick response of her colleagues at our Saint Lucia office embody RLB's commitment to supporting communities in crisis.



### RLB Oceania

#### Naomi Coslovich, Head of Operations, RLB Melbourne

Naomi has forged strong community relationships, particularly with Refuge Victoria, a not-for-profit organisation providing support for women and children affected by family violence. Since 2022, she has helped raise more than \$3,000 in donations. Naomi has

also partnered with the Melbourne Indigenous Transition School, raising funds and creating work experience opportunities for First Nations students. She champions supplier diversity and economic empowerment initiatives, driving positive change in Indigenous communities across Victoria.



# Landmark museum stacks up **industry awards**

**The striking design of Hong Kong Palace Museum draws inspiration from Chinese art and architecture as well as Hong Kong's urban environment.**

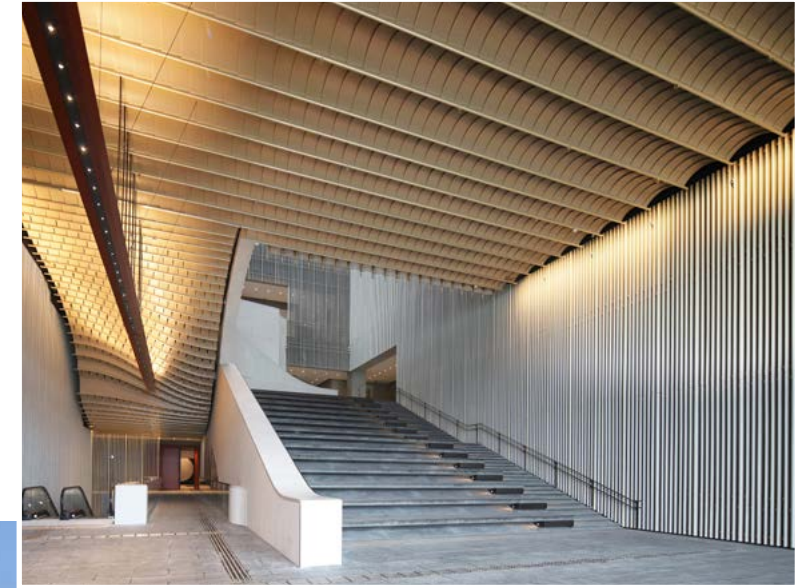
The museum, which has won numerous construction industry awards, is dedicated to showcasing the rich cultural heritage of China while building international partnerships through exhibiting art and treasures from other parts of the world.

It is structured as a stack of three atria that references Hong Kong's compact and built-up urban fabric. The interior spaces, reflecting the sequential courts of the Imperial Palace in Beijing's Forbidden City, extend to the full height of the building and draw visitors upwards to explore the different levels and enjoy panoramic views of the city. The vertical stacking also allows for more open space and landscaped areas at ground level.

The double-skin façade cladding system consists of more than 4,000 golden-coloured curved aluminium panels, all of different shapes, patterns and curvatures, with over 20,000 supporting components, also varying in size and length.

Despite the project's scale and complexity, our cost management experts worked successfully with the project team to ensure the building was completed on schedule and within budget.

Using a real-time cost monitoring approach, we provided insightful and timely advice on cost and contractual issues, enabling the building's unique design features to be refined and constructed, and any design changes to be evaluated and incorporated swiftly, speeding up the construction process.



**Project** Hong Kong Palace Museum

**Location** West Kowloon, Hong Kong

**Client** West Kowloon Cultural District Authority

**Size** Total floor area: 30,000 sq m

# LEED

Gold rating

## New embassy proudly flies the green and gold for Australia

**The newly opened Embassy of Australia in the USA makes a striking first impression on visitors. The landmark building's sleek folded copper and glass façade catches the eye from afar on the approach to Embassy Row in Washington DC.**

The design by architects Bates Smart, inspired by Australia's vast and ancient landscape, speaks to the continuity and resilience of the world's oldest living culture. And the innovative approach to sustainability – eco-friendly features include a green roof with an extensive photovoltaic array – signals a commitment to a brighter, greener future.

It is one of the first embassies in the American capital to attain a gold rating under LEED (Leadership in Energy and Environmental Design), the world's most widely used green building rating

system. It is also the first Australian embassy to be recognised by Green Star, the internationally recognised Australian sustainability rating and certification system.

RLB has worked with the Australian Government to deliver more than 50 of its diplomatic posts around the world. With our global network, we could pull together a multi-disciplinary delivery team from our offices in Canberra and Washington, who worked together seamlessly to execute the project with precision.

“Our journey with the new Embassy of Australia in Washington DC began with an initial feasibility study in 2009,” says Matt Richard, Director, RLB Australia. “The building that represents our nation today is testament to a visionary client and a dedicated project team.”

<b>Project</b>	Embassy of Australia	<b>Location</b>	Washington DC, USA
<b>Client</b>	Australian Government Department of Foreign Affairs & Trade	<b>Size</b>	19,900 sq m

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## RLB Construction Cost Report North America

The latest RLB Construction Cost Report charts construction trends in cities throughout North America and new research indicates that construction cost inflation is stabilising.

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## RLB Construction Cost Update HK Report

According to the latest issue of RLB Construction Cost Update HK Report, it is projected that the tender price index will remain stable or slightly decreased in the coming quarters.

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## RLB Construction Market Intelligence UK Edition

No significant breakout in tender prices is expected in the UK construction sector even though input costs continue to rise, according to the latest edition of RLB's Construction Market Intelligence.

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## RLB Construction Market Update for Australia

According to RLB's latest Construction Market Update for Australia, the Australian construction industry faces a complex and challenging landscape as we approach 2025, with economic, logistical and labour-related hurdles impacting growth.

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**Project** Tower 42      **Location** London, UK

Tower 42, one of the tallest buildings in the City of London, is powered by green energy, thanks to a plant replacement programme cost managed by RLB. This upgrade has significantly reduced the 183m-high skyscraper's carbon footprint, ensuring compliance with current and future UK regulatory legislation on emissions.

We are a global independent construction, property and management consultancy that offers a full range of services to maximise value in all areas of the built environment. We provide cost management, project and programme management, sustainability, digital and asset advisory solutions across the whole life cycle.

For more than 240 years, we have thrived by bringing together the right people and doing things the right way. Our expertise has helped deliver some of the world's most iconic projects including Sydney Opera House, the 2012 London Olympic Games and Louvre Abu Dhabi.

Today we have more than 4,500 talented, diverse and amazing people operating in 35 countries around the world, all working together to make progress for our clients and communities.