

# Quarterly Construction Cost Review

China and Hong Kong

2026 | Q1

Arcadis Hong Kong Limited



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# Hong Kong Market Overview



The Legislative Council (LegCo) Finance Committee approved approximately HK\$70 billion in public works funding from the Capital Works Reserve Fund for FY2025, representing a reduction of around 50% compared with FY2024. Notwithstanding this adjustment, the average annual approved funding over the preceding four financial years (FY2021–FY2024) remained robust at approximately HK\$120 billion, indicating that a substantial programme of public works projects is already in place and will continue to underpin construction activity in the near to medium term.

This strength is reflected in the sustained gross value of construction works undertaken at public sector construction sites. The recent reduction highlights the Government’s strategic emphasis on fiscal sustainability, supported by a more disciplined and selective funding approach. It is anticipated that additional funding approvals will be secured in the coming quarters; otherwise, this trend could have implications for the longer-term sustainability of the public works pipeline and the volume of projects brought to market.



In contrast, private sector activity remains subdued amid ongoing market uncertainties, tight financing conditions, and a cautious stance among developers, resulting in fewer project commencements and completions. The limited volume of new projects has intensified competition among contractors, leading to more competitive tendering conditions and relatively contained input cost movements.

However, external pressures arising from geopolitical tensions—particularly those affecting global energy markets—have introduced increased volatility into construction input costs. Fluctuations in fuel prices, alongside supply chain disruptions and rising logistics costs, are exerting upward pressure on key materials such as copper, steel, and aluminium. While subdued private sector demand has helped to moderate overall cost escalation, these external factors continue to present upside risks, contributing to a more complex and uncertain pricing environment.

Overall, the market reflects a divergence in sector performance, with sustained public sector investment continuing to support construction activity, while private sector weakness and external cost volatility remain key factors shaping the near-term industry outlook.

## Market movement



### Economy

 GDP Growth	Q1/25 <b>(+) 3.2%</b>	Q4/25 <b>(+) 4.0%</b>	Q1/26 <b>(+) 5.9%</b>
 Inflation Rate (CPI)	Mar 25 <b>(+) 1.4%</b>	Dec 25 <b>(+) 1.4%</b>	Mar 26 <b>(+) 1.7%</b>


### Construction Output

 Activity Level (Gross output; new + A&A)	Q1/25 <b>HK\$70.705 Bn</b>	Q4/25 <b>HK\$74.106 Bn</b>	Q1/26 <b>HK\$72.733 Bn*</b>
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### Basic Costs

 Highways Material Index	Dec 24 - Feb 25 <b>1085.9</b>	Sep - Nov 25 <b>1103.3</b>	Dec 25 - Feb 26 <b>1112.3</b>
 Labour Wages Index	Jan 25 - Mar 25 <b>168.5</b>	Oct - Dec 25 <b>167.9</b>	Jan 26 - Mar 26 <b>167.2</b>

### Construction Cost Trend

 Tender Price Index (Arcadis)	Q1/25 <b>1935</b>	Q4/25 <b>1915</b>	Q1/26 <b>1912</b>
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\*Provisional

Source: Highways Materials Index from Civil Engineering and Development Department (CEDD), other data from Census and Statistics Department (CSD).



# Market Analysis

## Chinese Mainland

Data released by the National Bureau of Statistics indicates that China's GDP grew by 5.0% year-on-year in Q1 2026, primarily driven by continued expansion in the industrial and manufacturing sectors. In contrast, the construction sector recorded a contraction, with value added declining by 3.8% year-on-year over the same period.

As of the end of Q1 2026, the real estate sector remained under pressure. Real estate investment and commercial building sales decreased by 11.2% and 16.7% year-on-year, respectively. The traditional residential construction value chain continued to contract, with completed housing floor area falling by 25% and new construction starts declining by 20.3% compared with the same period last year.

In Q1 2026, policy measures in China's real estate and construction sectors focused on stabilizing market conditions, stimulating demand, and advancing urban renewal initiatives. Within the real estate sector, tax incentives for home purchases were extended and refined, while local governments introduced a range of supportive measures to lower barriers to entry and accelerate inventory destocking. In the construction sector, policy priorities shifted toward urban regeneration and the revitalization of existing assets. The Ministry of Natural Resources and the Ministry of Housing and Urban-Rural Development jointly issued measures to strengthen financial, land, and institutional support, facilitating the industry's transition toward higher-quality and more sustainable development.

During the first quarter, escalating geopolitical tensions, including the outbreak of the US-Iran conflict, led to a sharp increase in oil prices, driving up transportation and energy-related costs. As a globally traded commodity, copper exhibited heightened sensitivity to developments in the Middle East, with prices reaching a new cyclical high in Q1. Aluminum prices also rose significantly, primarily due to increased energy costs associated with energy-intensive electrolytic production processes. These movements underscore the spillover effects of geopolitical shocks on global commodity markets.

Notwithstanding these external pressures, subdued demand in China's real estate sector moderated price volatility for bulk construction materials, with steel, rebar, concrete, and cement prices remaining relatively stable. Construction labour costs also remained broadly unchanged. Quarter-on-quarter price movements for key materials in Q4 2025 were as follows: steel (-1.6%), rebar (+1.1%), concrete (+4.7%), cement (0%), copper (+14.2%), and aluminum (+12.4%). Tender prices likewise remained generally stable during Q4 2025, and overall construction price levels are expected to remain broadly flat in the near term.

## Hong Kong

### Growth in Hong Kong's economy

In the first quarter of 2026, real gross domestic product (GDP) increased by 5.9% year-on-year, representing an acceleration from the previous quarter's growth of 4.0%. The Composite Consumer Price Index (CPI) rose by 1.6% year-on-year, slightly higher than the 1.3% increase recorded in the preceding quarter. Over the past 12 months, CPI growth ranged between 1.0% and 2.0%, indicating that inflation remains moderate and well contained. Overall, the data suggests a strengthening economic recovery, supported by stable price levels and reflecting a relatively balanced macroeconomic environment.

### Floor area of commenced and completed works

Over the 12 months to March 2026, the total gross floor area (GFA) for private works with consent to commence increased by 21.4%. However, the GFA associated with notifications of commencement declined by 23.3% year-on-year. During the same period, the total GFA of completed private works also decreased by 6.5%, indicating a moderation in project completions despite earlier approvals.

A comparison of the most recent six-month period with the preceding six months highlights a more pronounced downturn in the private sector. The GFA for private works with consent to commence dropped by 56.8%, while the GFA with notifications of commencement fell even more sharply, declining by 73.8%. Meanwhile, the GFA of completed private works recorded a smaller decrease of 7.6% over the same period.

The substantial reduction in activity may be partly attributable to seasonal factors, particularly the Chinese New Year period in February 2026, which typically results in reduced construction activity and delays in project mobilization.

### Gross value of performed construction works

According to data published by the Census and Statistics Department (C&SD) for Q1 2026, the total gross value of construction works performed over the preceding four quarters reached approximately \$290 billion, representing a slight decrease of 0.9% year-on-year.

This overall contraction was driven by a decline in private-sector activity, which fell by 18.4%, as well as a marginal decrease of 1.3% in works performed at locations other than construction sites. These reductions were partially offset by a robust 11.2% increase in public-sector works, which provided some support to overall construction output.

### Cost of materials and labour

C&SD data for February 2026 indicates year-on-year price declines across several key construction materials, including plywood (-3.5%), Portland cement (-4.7%), sand (-4.0%), and homogeneous floor tiles (-3.1%). However, prices for high tensile steel bars and diesel fuel increased by 1.7% and 5.0%, respectively. The materials index published by the Highways Department recorded a year-on-year increase of 2.5%, suggesting some divergence between individual material price movements and overall index trends.

According to C&SD's March 2026 figures, wages across several key construction trades—including concretors, bricklayers, bar benders and fixers, carpenters (formwork), joiners, plumbers, plasterers, painters, and mechanical fitters—recorded declines ranging from 0.3% to 3.6% year-on-year. By contrast, general workers, welders, and electrical fitters experienced modest wage increases of between 0.1% and 1.8%.

Overall, labour cost trends remain subdued. This is reflected in the composite index of labour wages for public sector building contracts, which decreased by 0.9% year-on-year. The combined data suggests a relatively soft construction market, with downward pressure on both material prices and labour wages, although certain cost components—particularly fuel and steel—continue to exhibit upward movement.

# Approximate Building Costs Hong Kong

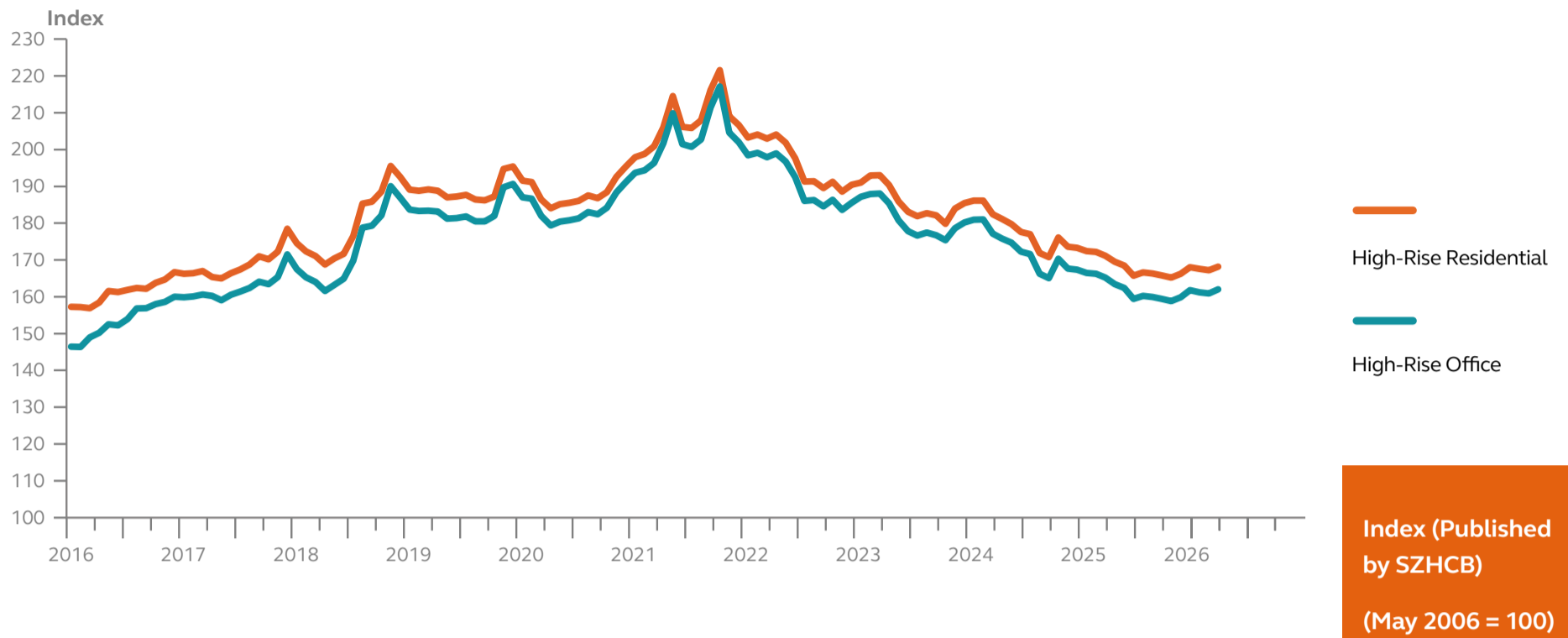
## Notes:

1. The cost for the respective categories given are averages based on fixed price competitive tenders. It must be understood that the actual cost of a building will depend upon the design and many other factors and may vary from the figures shown.
2. The cost per square metre are based on the Construction Floor Areas (CFA) measured to the outside face of the external walls/ external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.
3. All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site conditions. The cost, excludes site formation works, external works, land cost, professional fees, finance and legal expenses.

Building Type	HK\$/m2 CFA	Outline Specification
<b>Domestic</b>		
Apartments, high rise, public authority standard	12,200 - 14,300	Based on Hong Kong Housing Authority Non-standard Cruciform Block Design (Rental Housing)
Apartments, high rise, average standard	25,200 - 28,800	Apartment units with fit-out, including air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings and loose furniture
Apartments, high rise, high end	32,200 - 37,100	Apartment units with good quality fit-out, including air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings and loose furniture
Terraced houses, average standard	34,500 - 39,400	Houses with fit-out, including air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings, loose furniture, garden and parking
Detached houses, high end	50,000 up	Houses with good quality fit-out, including air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings, loose furniture, garden and parking
<b>Office / Commercial</b>		
Medium/high rise offices, average standard	25,100 - 28,300	RC structure, curtain wall/window wall, including public area fit-out, tenant area with screeded floor, painted wall and ceiling
High rise offices, prestige quality	29,600 - 33,600	RC structure, curtain wall, including public area fit-out, tenant area with raised floor, painted wall and false ceiling
Out-of-town shopping centre, average standard	24,700 - 28,800	Including public area fit-out and M&E, but excluding shop fit-out
Retail malls, high end	31,700 - 36,600	
<b>Industrial</b>		
Owner operated factories, low rise, light weight industry	18,900 - 23,400	RC structure, including small office with simple fit-out and M&E, but excluding a/c and heating
<b>Hotel</b>		
Budget hotels - 3-star, mid market	31,400 - 33,200	1) Interior decoration 2) Furniture (fixed and movable) 3) Special light fittings (chandeliers, etc.) 4) Operating Supplies and Equipment (OS&E) excluded 5) Benchmark : Budget hotels - Holiday Inn Express Business hotels - Hilton, Sheraton, Crowne Plaza Luxury hotels - 4 Seasons, Ritz Carlton, Mandarin oriental
Business hotels - 4/5-star	32,400 - 37,100	
Luxury hotels - 5-star	37,700 - 41,900	
<b>Others</b>		
Underground/basement car parks (<3 levels)	28,500 - 32,600	RC structure
Multi storey car parks, above ground (<4 levels)	16,700 - 19,500	RC structure, natural ventilation, no facade enclosure
Schools (primary and secondary)	21,300 - 22,900	Public authority standard, including fit-out, no a/c and complete with basic external works, but excluding educational equipment
Students' residences	24,100 - 27,100	Including fit-out, loose furniture and a/c
Sports clubs, multi purpose sports/ leisure centres (dry sports)	31,300 - 35,200	Dry sports (no swimming pool) and are for 'leisure centre' type schemes including main sports hall, ancillary sports facilities, changing and showers, restaurant / cafe, bar, etc. Costs include a/c, Furniture, Fittings and Equipment (FF&E)
General hospitals - public sector	39,300 - 43,200	Excluding medical and operating equipment

The above costs are at 1<sup>st</sup> Quarter 2026 levels.

# Building & Building Services Price Index Chinese Mainland

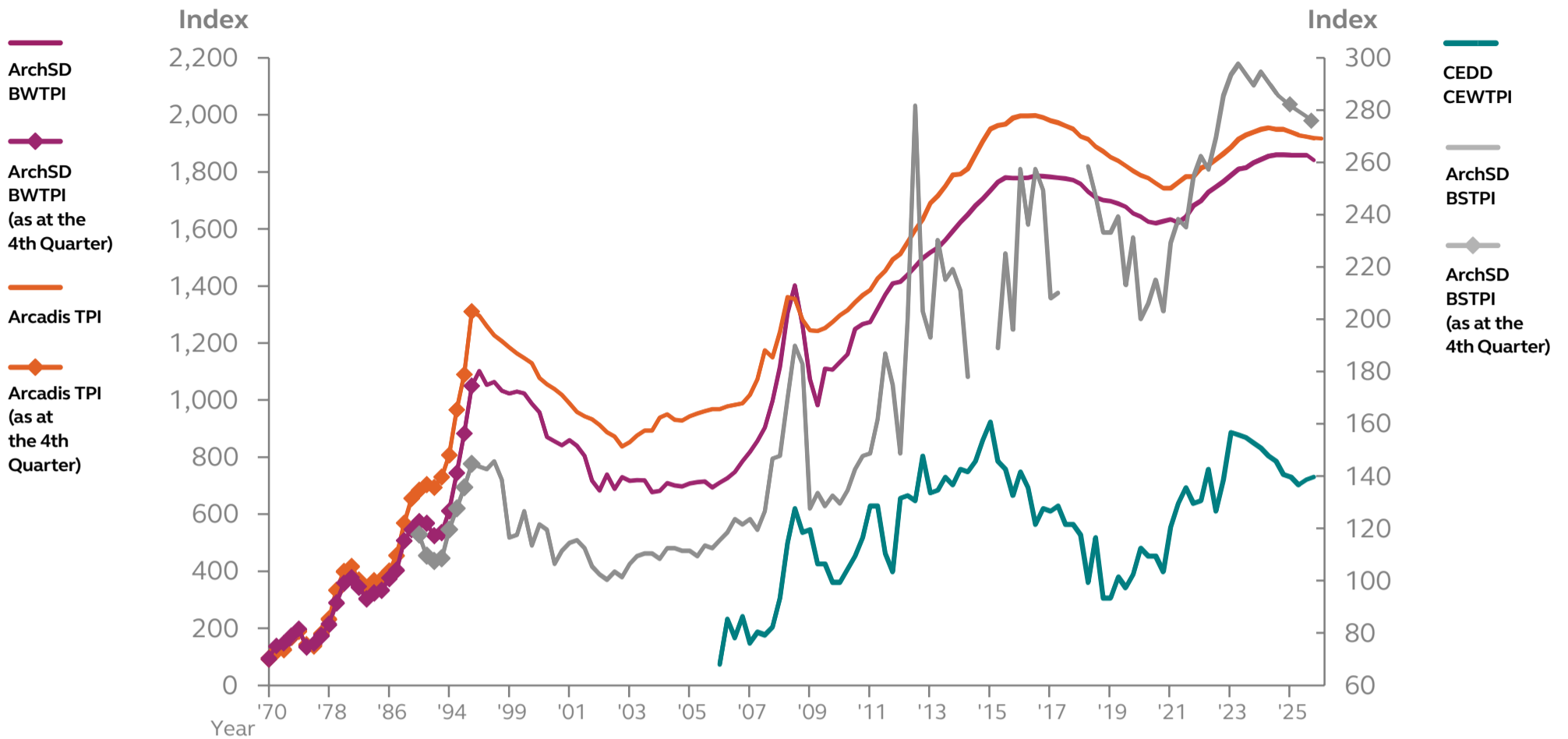


Building & Building Services Price Index														
Index	(Base Index: May 2006 = 100)													
	High-Rise Residential							High-Rise Office						
Month / Year	2020	2021	2022	2023	2024	2025	2026	2020	2021	2022	2023	2024	2025	2026
January	189.8	195.8	200.8	189.3	184.7	171.8	167.2	185.5	191.8	196.3	185.6	179.8	166.2	161.2
February	189.4	196.6	201.5	191.1	184.7	171.6	166.9	185.2	192.4	196.9	186.4	179.8	166.0	160.9
March	185.0	198.5	200.5	191.1	181.2	170.6	167.8	180.8	194.3	195.8	186.5	176.3	165.0	162.0
April	182.7	203.4	201.6	188.6	180.0	169.0		178.3	199.3	196.7	184.0	175.0	163.3	
May	183.8	211.4	199.4	184.5	178.7	168.0		179.3	207.0	194.7	179.7	173.9	162.3	
June	184.1	203.5	195.5	181.8	176.6	165.5		179.7	199.1	190.7	176.9	171.6	159.6	
July	184.6	203.3	189.6	180.7	176.1	166.3		180.1	198.4	184.6	175.8	171.0	160.3	
August	186.0	205.2	189.6	181.4	171.3	166.0		181.7	200.3	184.8	176.5	166.0	160.1	
September	185.3	212.9	187.9	180.9	170.2	165.5		181.2	208.4	183.2	175.8	164.9	159.6	
October	186.8	218.0	189.5	178.7	175.2	165.0		182.8	213.8	184.9	174.6	169.8	159.0	
November	190.8	206.2	187.0	182.6	172.9	165.9		186.8	202.0	182.3	177.7	167.3	160.0	
December	193.4	204.0	188.7	184.0	172.6	167.6		189.4	199.6	184.1	179.1	167.0	161.8	

Source : Housing and Construction Bureau of Shenzhen

# Tender Price Index

## Hong Kong



Quarter/Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>ArchSD BWTPI (Base = 100, at Q1 1970)</b>											
Q1	1775	1779	1755	1695	1641	1631	1696	1785	1840	1855	
Q2	1776	1776	1727	1686	1623	1620	1726	1806	1851	1855	
Q3	1783	1773	1708	1675	1618	1640	1744	1811	1856	1855	
Q4	1781	1768	1698	1652	1625	1679	1763	1828	1856	1836	
<b>ArchSD BSTPI (Base = 100, at Q4 1989)</b>											
Q1	257	208	(N/A)	233	200	229	262	293	294	281	
Q2	236	210	258	239	206	238	257	297	290	(N/A)	
Q3	257	(N/A)	247	213	215	235	269	293	286	(N/A)	
Q4	249	287	233	231	203	254	285	289	(N/A)	277	
<b>Arcadis TPI (Base = 100, at Q1 1970)</b>											
Q1	1992	1975	1920	1848	1785	1740	1810	1882	1945	1935	1912
Q2	1992	1968	1910	1835	1775	1760	1820	1910	1950	1925	
Q3	1993	1957	1885	1818	1757	1780	1840	1925	1945	1920	
Q4	1986	1946	1868	1800	1740	1780	1860	1935	1945	1915	
<b>CEWTPI (Base = 100, at Q1 2010)</b>											
Q1	142	127	118	94	113	121	131	157	151	140	
Q2	136	129	100	102	110	130	143	156	148	137	
Q3	122	122	117	98	110	136	127	155	146	139	
Q4	128	122	94	103	104	130	139	153	141	140*	

Source : Competitive tenders received by Arcadis, Building Works Tender Price Index (BWTPI) and Building Services Tender Price Index (BSTPI) of Architectural Services Department (ArchSD) of HKSAR, and Civil Engineering Works Tender Price Index (CEWTPI) of Civil Engineering and Development Department (CEDD) of HKSAR

### Notes:

1. [\*] Provisional
2. Both BWTPI (ArchSD) and Arcadis TPI measure the trend of general builder's works only. Special works and Mechanical and Electrical Services would have to be considered separately.
3. All indices were published quarterly. For reference purpose, only indices from 1st quarter of 2016 and onwards are given in detail, whereas indices between year 1970 to 1997 are shown with their 4th Quarter figures.

# Materials Chinese Mainland



Index  
(Projected by  
Arcadis)  
(12/2006 = 100)

Construction Material Price Index														
Month / Year	Published (by NBS of China) (Base : Corresponding month in preceding year = 100)							Projected (by Arcadis) (Base : 12/2006 = 100) (see explanatory notes below)						
	2020	2021	2022	2023	2024	2025	2026	2020	2021	2022	2023	2024	2025	2026
January	101.3	97.3	107.5	92.5	92.5	97.5	93.5	140.1	136.3	146.6	135.6	125.4	122.3	114.3
February	101.6	97.0	106.8	93.1	92.8	96.8	93.8	138.6	134.5	143.6	133.7	124.1	120.1	112.6
March	101.0	97.8	106.7	93.5	92.2	96.7	94.1	138.7	135.7	144.8	135.3	124.8	120.7	113.6
April	99.2	100.2	105.1	94.1	91.2	97.7		135.2	135.5	142.4	134.0	122.2	119.4	
May	98.9	101.7	103.0	94.1	91.3	97.4		134.2	136.5	140.6	132.3	120.8	117.6	
June	98.9	101.5	101.4	94.1	93.3	95.6		134.0	136.0	137.9	129.7	121.1	115.7	
July	98.3	101.2	100.7	94.1	94.7	94.7		136.4	138.0	139.0	130.8	123.9	117.3	
August	98.3	101.3	100.0	93.9	95.2	94.3		134.0	135.8	135.8	127.5	121.4	114.5	
September	98.4	103.7	96.9	93.4	95.3	94.6		134.0	139.0	134.7	125.8	119.9	113.4	
October	98.2	110.4	91.3	92.7	95.9	94.2		130.3	143.9	131.4	121.8	116.8	110.0	
November	98.0	111.8	90.0	92.2	97.2	93.0		131.2	146.7	132.0	121.7	118.3	110.0	
December	97.6	109.9	91.0	92.5	97.6	92.5		132.8	146.0	132.8	122.9	119.9	110.9	

Source : National Bureau of Statistics (NBS) of China

## Notes:

1. Data are published on a monthly basis, measuring the year-on-year change in price level of each month, but the quarter-on-quarter change is not published, ie. the changes between consecutive quarters are not given.
2. To give an illustration of the price trend over time, Arcadis applies a hypothetical calculation to derive the data table and chart as above. For comparison purpose, December 2006 is referred to as base and the base index as 100.



# Basic Construction Materials

## Copper, CIF European port

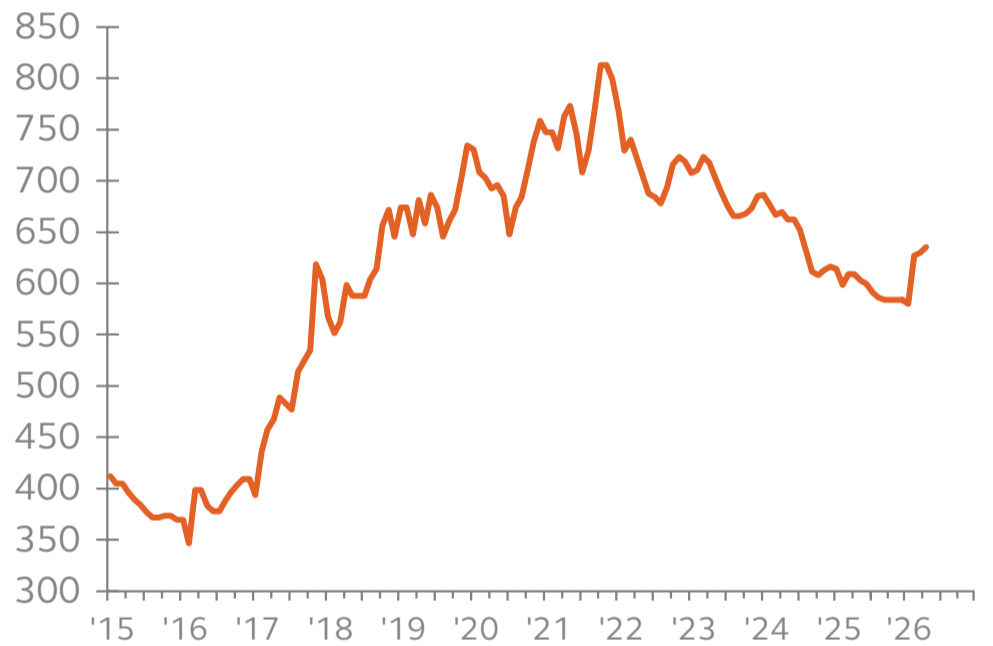
US\$/Tonne



Source : London Metal Exchange

## Ready Mix Concrete, 40 MPa

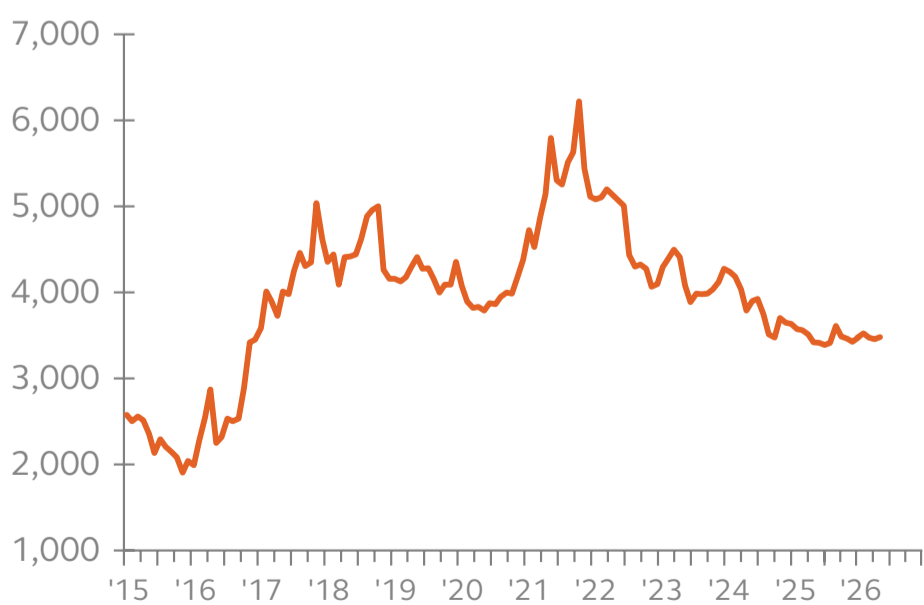
RMB/m3



Shanghai Municipal Management Commission of Housing and Urban-Rural Development

## Steel Reinforcement, Grade III

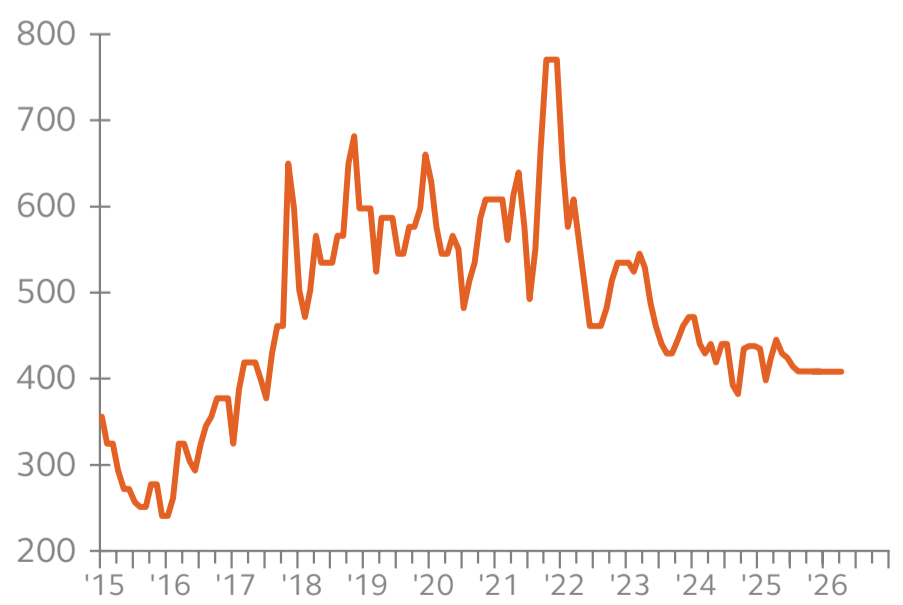
RMB/Tonne



Shanghai Municipal Management Commission of Housing and Urban-Rural Development

## Portland Cement, 42.5 MPa

RMB/Tonne

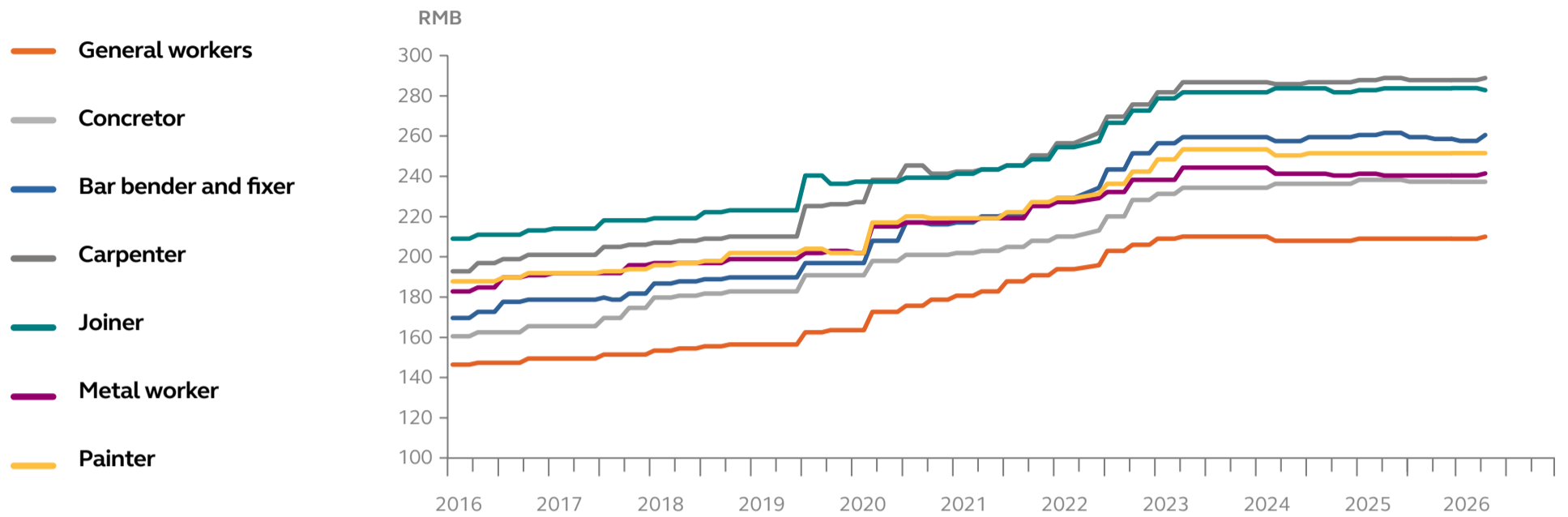


Shanghai Municipal Management Commission of Housing and Urban-Rural Development

# Labour

## Chinese Mainland

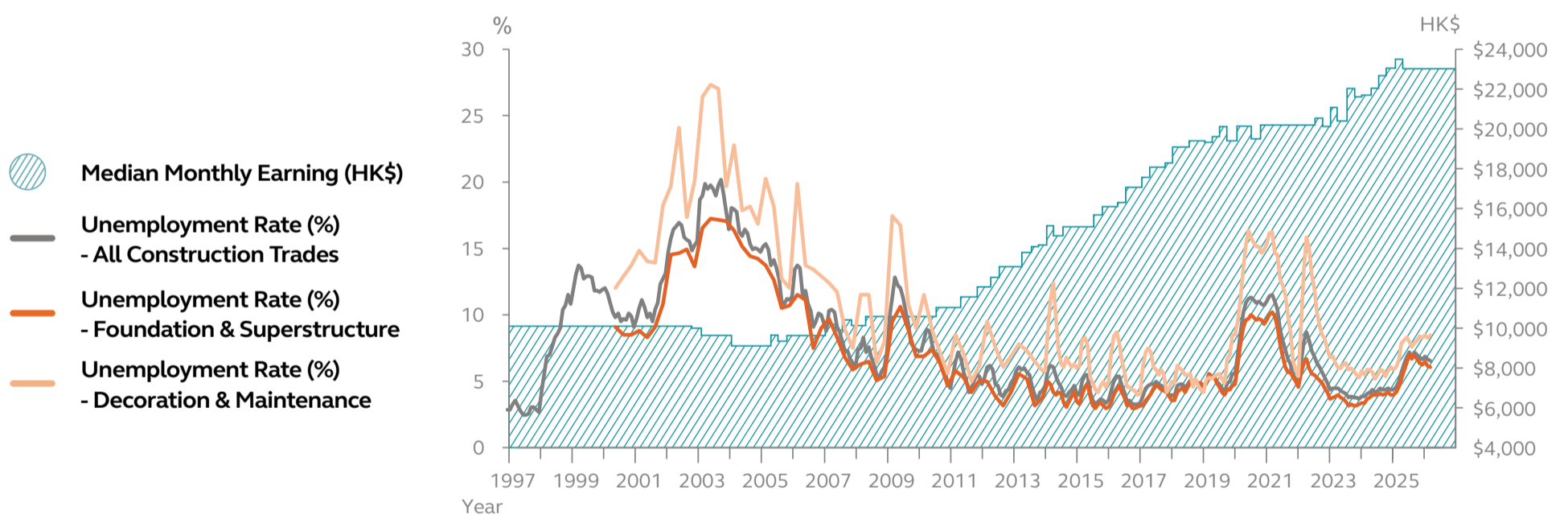
Average Daily Wages of Construction Workers



Source : Shanghai Municipal Management Commission of Housing and Urban-Rural Development

## Hong Kong

Construction Workers in Hong Kong

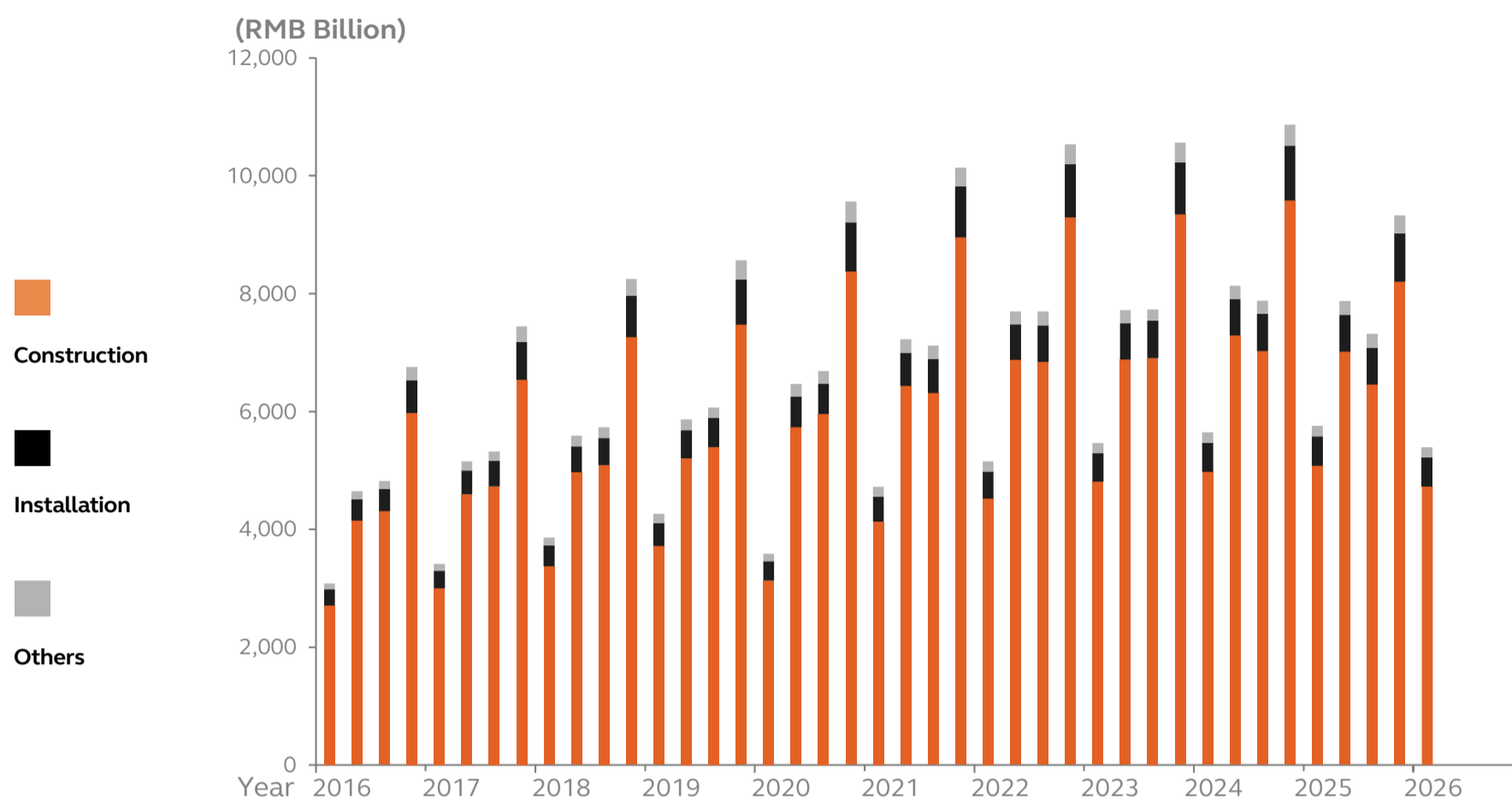


Source : Census & Statistics Department, Hong Kong SAR

Age Group	No. of Registered Construction Workers (Mar 2026)		No. of Engaged Construction Workers (Apr 2025 - Mar 2026)							
	All levels		All levels		Skilled	Semi Skilled	General			
Age 16-29	63,721	10.7%	27,158	10.2%	1,791	0.7%	4,100	1.5%	21,267	8.0%
Age 30-39	110,667	18.6%	57,328	21.5%	11,082	4.2%	11,001	4.2%	35,145	13.2%
Age 40-49	138,132	23.2%	64,149	24.0%	24,301	9.1%	8,473	3.2%	31,375	11.8%
Age 50-59	152,545	25.6%	69,370	26.0%	31,048	11.6%	5,972	2.2%	32,350	12.1%
Age ≥ 60	130,422	21.9%	48,873	18.3%	29,912	11.2%	1,927	0.7%	17,034	6.4%
<b>Total</b>	<b>595,487</b>	<b>100.0%</b>	<b>266,878</b>	<b>100.0%</b>	<b>98,134</b>	<b>36.8%</b>	<b>31,573</b>	<b>11.8%</b>	<b>137,171</b>	<b>51.4%</b>

Source : Construction Industry Council

# Gross Value of Construction Works Performed – Chinese Mainland



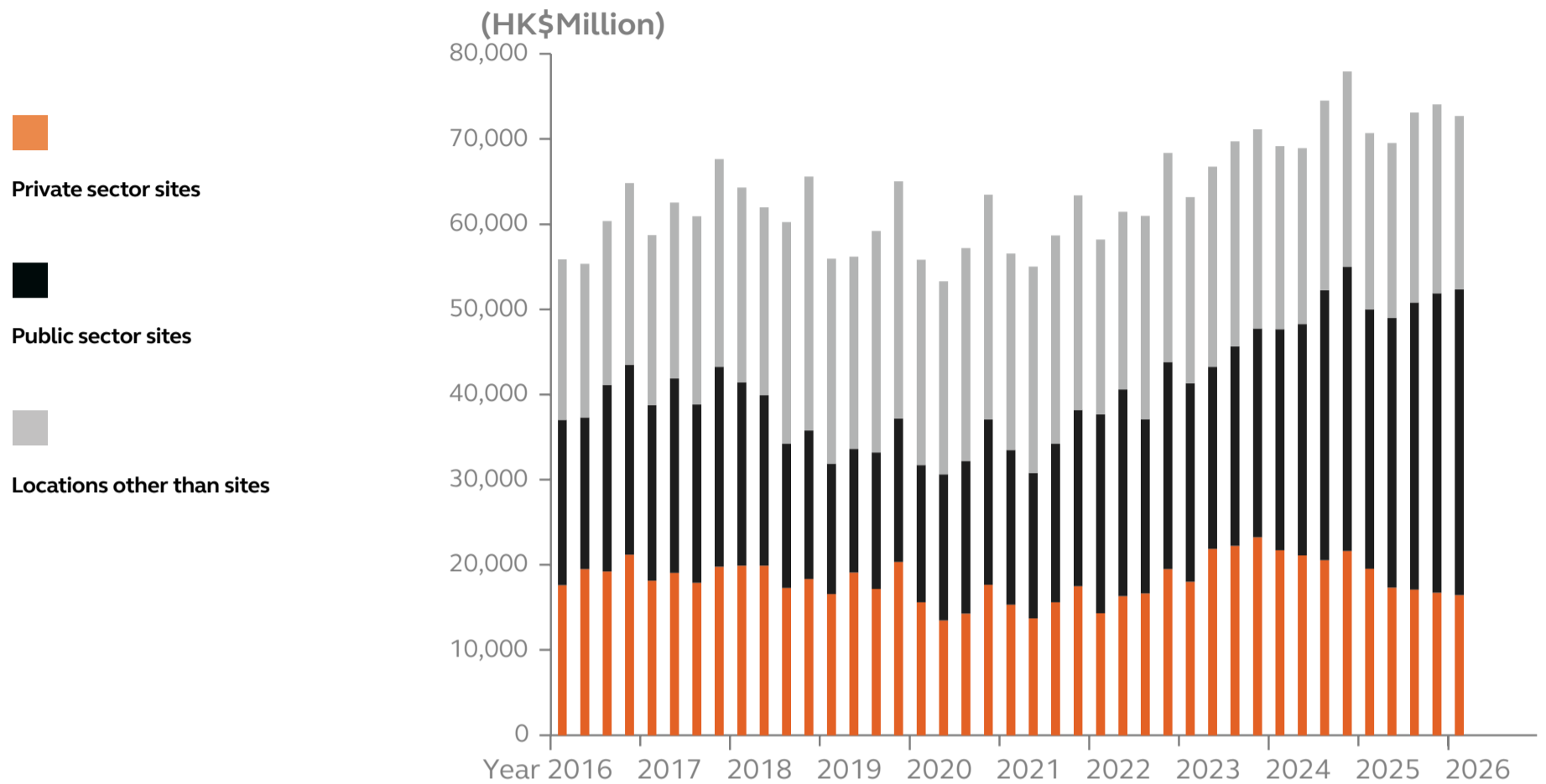
Value Performed (RMB Billion)											
Quarter	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>A. Construction</b>											
1 <sup>st</sup> Quarter	2,712	3,003	3,382	3,727	3,138	4,141	4,533	4,820	4,988	5,091	4,722
2 <sup>nd</sup> Quarter	4,158	4,609	4,985	5,223	5,753	6,453	6,902	6,907	7,316	7,038	
3 <sup>rd</sup> Quarter	4,322	4,742	5,106	5,414	5,977	6,336	6,863	6,929	7,047	6,479	
4 <sup>th</sup> Quarter	5,994	6,562	7,286	7,502	8,405	8,991	9,328	9,378	9,616	8,230	
<b>Year Total:</b>	<b>17,186</b>	<b>18,916</b>	<b>20,759</b>	<b>21,866</b>	<b>23,272</b>	<b>25,921</b>	<b>27,625</b>	<b>28,034</b>	<b>28,968</b>	<b>26,839</b>	<b>4,722</b>
<b>B. Installation</b>											
1 <sup>st</sup> Quarter	277	303	358	393	326	428	463	485	498	502	482
2 <sup>nd</sup> Quarter	366	405	438	476	523	569	602	614	625	629	
3 <sup>rd</sup> Quarter	374	437	459	498	519	579	623	638	639	627	
4 <sup>th</sup> Quarter	561	646	708	768	840	871	906	890	938	830	
<b>Year Total:</b>	<b>1,578</b>	<b>1,791</b>	<b>1,963</b>	<b>2,135</b>	<b>2,208</b>	<b>2,448</b>	<b>2,594</b>	<b>2,628</b>	<b>2,699</b>	<b>2,589</b>	<b>482</b>
<b>C. Others</b>											
1 <sup>st</sup> Quarter	96	113	129	155	127	164	175	175	180	179	173
2 <sup>nd</sup> Quarter	138	154	187	186	217	229	223	224	223	235	
3 <sup>rd</sup> Quarter	137	160	189	173	213	228	240	194	224	235	
4 <sup>th</sup> Quarter	222	262	282	328	357	318	340	336	355	306	
<b>Year Total:</b>	<b>593</b>	<b>689</b>	<b>787</b>	<b>843</b>	<b>915</b>	<b>940</b>	<b>978</b>	<b>930</b>	<b>982</b>	<b>954</b>	<b>173</b>
<b>Annual gross value performed (A + B + C)</b>											
<b>Total:</b>	<b>19,357</b>	<b>21,396</b>	<b>23,509</b>	<b>24,844</b>	<b>26,395</b>	<b>29,308</b>	<b>31,198</b>	<b>31,591</b>	<b>32,650</b>	<b>30,382</b>	<b>5,378</b>

Source : National Bureau of Statistics of China

## Notes:

1. Value of "Construction" refers to the value of projects included in the project budgets.
2. Value of "Installation" refers to the value of the installation of equipment, excluding the value of the equipment to be installed.
3. Value of "Others" refer to the output value excluding construction projects and installation projects. It includes: output value of repairing buildings and structures; output value of non-standard equipment manufacturing; overhead expenses received by contracted enterprises from the sub-contracted enterprises and the completed output value of construction activities undefined.

# Gross Value of Construction Works Performed – Hong Kong



Value Performed (HK\$ Million)											
Quarter	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>A. Private sector sites</b>											
1 <sup>st</sup> Quarter	17,652	18,150	19,918	16,583	15,647	15,339	14,351	18,031	21,759	19,590	16,481*
2 <sup>nd</sup> Quarter	19,530	19,070	19,925	19,112	13,489	13,758	16,360	21,900	21,134	17,368	
3 <sup>rd</sup> Quarter	19,252	17,912	17,340	17,199	14,303	15,620	16,674	22,282	20,594	17,123	
4 <sup>th</sup> Quarter	21,231	19,813	18,369	20,393	17,685	17,521	19,540	23,267	21,660	16,756	
<b>Year Total:</b>	<b>77,665</b>	<b>74,945</b>	<b>75,552</b>	<b>73,287</b>	<b>61,124</b>	<b>62,238</b>	<b>66,925</b>	<b>85,480</b>	<b>85,148</b>	<b>70,836</b>	
<b>B. Public sector sites</b>											
1 <sup>st</sup> Quarter	19,414	20,639	21,533	15,338	16,083	18,167	23,356	23,303	25,948	30,452	35,864*
2 <sup>nd</sup> Quarter	17,780	22,827	20,002	14,512	17,155	17,054	24,247	21,367	27,160	31,667	
3 <sup>rd</sup> Quarter	21,878	20,934	16,888	16,022	17,940	18,604	20,462	23,386	31,667	33,689	
4 <sup>th</sup> Quarter	22,295	23,455	17,433	16,825	19,400	20,687	24,292	24,517	33,342	35,151	
<b>Year Total:</b>	<b>81,367</b>	<b>87,855</b>	<b>75,856</b>	<b>62,697</b>	<b>70,578</b>	<b>74,512</b>	<b>92,357</b>	<b>92,573</b>	<b>118,117</b>	<b>130,959</b>	
<b>C. Location other than sites</b>											
1 <sup>st</sup> Quarter	18,809	19,963	22,871	24,032	24,126	23,075	20,526	21,888	21,467	20,663	20,388*
2 <sup>nd</sup> Quarter	18,041	20,657	22,073	22,592	22,674	24,249	20,867	23,504	20,662	20,508	
3 <sup>rd</sup> Quarter	19,274	22,093	26,027	25,992	24,971	24,465	23,864	24,096	22,282	22,296	
4 <sup>th</sup> Quarter	21,333	24,406	29,797	27,839	26,398	25,183	24,569	23,363	22,934	22,198	
<b>Year Total:</b>	<b>77,457</b>	<b>87,119</b>	<b>100,768</b>	<b>100,455</b>	<b>98,169</b>	<b>96,972</b>	<b>89,826</b>	<b>92,851</b>	<b>87,345</b>	<b>85,665</b>	
<b>Annual gross value performed (A + B + C)</b>											
<b>Total:</b>	<b>236,489</b>	<b>249,919</b>	<b>252,176</b>	<b>236,439</b>	<b>229,871</b>	<b>233,722</b>	<b>249,108</b>	<b>270,904</b>	<b>290,610</b>	<b>287,460</b>	<b>72,733*</b>

\*Provisional

Source : Census and Statistics Department, Hong Kong SAR

# Approximate Building Costs For Major Cities In Asia

Building Type	Shanghai	Beijing	Guangzhou/ Shenzhen	Chongqing/ Chengdu
	Q1/2026	Q1/2026	Q1/2026	Q1/2026
	RMB/ m <sup>2</sup> CFA			
<b>Domestic</b>				
<b>Apartments, high rise, average standard</b>				
- Shell and core	2,926 - 3,335	2,661 - 3,070	2,456 - 2,821	2,609 - 2,966
- Full fit	4,783 - 5,272	4,210 - 4,623	3,897 - 4,470	3,988 - 4,624
<b>Apartments, high rise, high end</b>				
- Shell and core	3,518 - 3,810	3,171 - 4,600	2,563 - 3,476	3,223 - 4,103
- Full fit	10,800 - 11,774	10,203 - 11,614	6,331 - 7,218	6,440 - 7,898
<b>Terraced houses, average standard</b>				
- Shell and core	3,275 - 3,554	3,073 - 3,588	2,580 - 2,930	3,235 - 3,869
- Full fit	6,607 - 7,198	6,028 - 6,530	5,903 - 7,059	5,474 - 6,428
<b>Detached houses, high end</b>				
- Shell and core	4,816 - 5,323	4,627 - 5,149	3,591 - 4,079	4,241 - 4,840
- Full fit	11,620 - 12,329	11,585 - 12,087	11,327 - 13,271	6,965 - 7,913
<b>Office / Commercial</b>				
Medium/high rise offices, average standard	6,136 - 8,107	6,005 - 8,090	5,526 - 6,311	6,304 - 7,245
High rise offices, prestige quality	7,883 - 10,781	9,760 - 13,285	8,088 - 10,165	7,949 - 10,566
Out-of-town shopping centre, average standard	N/A	N/A	5,321 - 6,049	5,105 - 6,462
Retail malls, high end	8,331 - 11,231	8,119 - 11,177	7,873 - 11,407	7,583 - 10,468
<b>Industrial</b>				
Industrial units, shell only (Conventional single storey framed units)	1,889 - 2,315	1,854 - 2,261	2,108 - 2,590	3,121 - 3,880
Owner operated factories, low rise, light weight industry	2,923 - 3,661	3,585 - 4,109	N/A	N/A
<b>Hotels</b>				
Budget hotels - 3-star, mid market	6,714 - 8,183	6,643 - 8,183	7,095 - 8,046	6,847 - 8,370
Business hotels - 4/5-star	10,818 - 14,643	11,320 - 14,945	11,469 - 16,880	12,287 - 15,200
Luxury hotels - 5-star	14,626 - 17,483	14,407 - 18,546	15,435 - 17,539	15,131 - 17,991
<b>Others</b>				
Underground/basement car parks (<3 levels)	5,014 - 6,991	5,131 - 5,639	3,681 - 6,022	2,878 - 3,986
Multi storey car parks, above ground (<4 levels)	2,569 - 3,590	3,088 - 3,118	2,622 - 2,971	2,294 - 2,804
Schools (primary and secondary)	3,832 - 4,837	3,572 - 4,612	2,963 - 3,848	3,042 - 3,352
Students' residences	2,805 - 3,826	2,527 - 3,572	2,730 - 3,481	2,129 - 3,046
Sports clubs, multi purpose sports/ leisure centres (dry sports)	6,466 - 7,942	6,117 - 6,170	5,075 - 5,750	4,799 - 5,261
General hospitals - public sector	9,878 - 12,736	8,043 - 10,073	7,685 - 9,905	7,670 - 9,498

The above costs are at 1<sup>st</sup> Quarter 2026 levels.

# Approximate Building Costs For Major Cities In Asia

Building Type	Hong Kong	Macau	Singapore	Kuala Lumpur
	Q1/2026	Q1/2026	Q1/2026	Q1/2026
	USD/ m2 CFA (See also exchange rates per U.S. dollar below)			
	HK\$ 7.82	MOP 7.88	S\$ 1.28	RM 3.91
<b>Domestic</b>				
<b>Apartments, high rise, average standard</b>				
- Shell and core	N/A	1,832 - 2,713	N/A	N/A
- Full fit	3,220 - 3,680	2,359 - 2,885	2,150 - 2,500	390 - 775 \$
<b>Apartments, high rise, high end</b>				
- Shell and core	N/A	2,713 - 4,069	N/A	N/A
- Full fit	4,120 - 4,740	3,294 - 5,031	3,555 - 4,805	885 - 1,860
<b>Terraced houses, average standard</b>				
- Shell and core	N/A	3,214 - 3,992	N/A	N/A
- Full fit	4,410 - 5,040	4,016 - 4,794	2,735 - 3,085	280 - 455 \$\$
<b>Detached houses, high end</b>				
- Shell and core	N/A	3,904 - 5,625	N/A	N/A
- Full fit	6,390 up	4,900 - 6,375	3,475 - 4,610	945 - 1,285
<b>Office / Commercial</b>				
Medium/high rise offices, average standard	3,210 - 3,620	2,713 - 3,504	2,815 - 3,205	740 - 980
High rise offices, prestige quality	3,790 - 4,300	3,522 - 3,853	3,205 - 3,440	1,160 - 1,670
Out-of-town shopping centre, average standard	3,160 - 3,680	2,568 - 3,853	3,045 - 3,360	545 - 820
Retail malls, high end	4,050 - 4,680	4,016 - 4,848	3,360 - 3,635	855 - 1,310
<b>Industrial</b>				
Industrial units, shell only (Conventional single storey framed units)	N/A	N/A	1,290 - 1,485	405 - 565
Owner operated factories, low rise, light weight industry	2,420 - 2,990	N/A	N/A	530 - 675
<b>Hotels</b>				
Budget hotels - 3-star, mid market	4,020 - 4,250	3,589 - 4,064	3,515 - 3,830	1,250 - 1,845
Business hotels - 4/5-star	4,140 - 4,740	4,848 - 5,794	3,830 - 4,825	1,640 - 2,880
Luxury hotels - 5-star	4,820 - 5,360	5,794 - 6,850	4,455 - 5,195	2,395 - 3,220
<b>Others</b>				
Underground/basement car parks (<3 levels)	3,640 - 4,170	2,130 - 3,124	1,525 - 1,955	385 - 685
Multi storey car parks, above ground (<4 levels)	2,140 - 2,490	1,177 - 1,550	975 - 1,405	250 - 445
Schools (primary and secondary)	2,720 - 2,930	2,345 - 2,713	2,190 - 2,815	320 - 405
Students' residences	3,080 - 3,470	1,856 - 2,160	2,580 - 2,735	375 - 475
Sports clubs, multi purpose sports/ leisure centres (dry sports)	4,000 - 4,500	N/A	3,165 - 3,360	745 - 950
General hospitals - public sector	5,030 - 5,520	N/A	4,415 - 4,610	1,030 - 1,505

The above costs are at 1<sup>st</sup> Quarter 2026 levels.

# Approximate Building Costs For Major Cities In Asia

Building Type	Bangkok	Bangalore	Manila	Ho Chi Minh
	Q1/2026	Q1/2026	Q1/2026	Q1/2026
	USD/ m2 CFA (See also exchange rates per U.S. dollar below)			
	BAHT 32.35	INR 91.48	PHP 60.74	VND 26,318
<b>Domestic</b>				
<b>Apartments, high rise, average standard</b>				
- Shell and core	569 - 788	593 - 659	N/A	N/A
- Full fit	788 - 980	690 - 822	929 - 1,203	614 - 762
<b>Apartments, high rise, high end</b>				
- Shell and core	788 - 1,042	917 - 1094	N/A	N/A
- Full fit	1,261 - 1,734	1,092 - 1338	1,201 - 2,175	893 - 1,204
<b>Terraced houses, average standard</b>				
- Shell and core	473 - 631	467 - 525	N/A	366 - 422
- Full fit	631 - 788	480 - 526	795 - 972	594 - 690
<b>Detached houses, high end</b>				
- Shell and core	631 - 946	501 - 584	N/A	509 - 617
- Full fit	788 - 1,104	611 - 685	1,539 - 2,620	862 - 969
<b>Office / Commercial</b>				
Medium/high rise offices, average standard	788 - 946	494 - 542 #	819 - 1,075	727 - 832
High rise offices, prestige quality	1,104 - 1,419	566 - 719 #	1,190 - 1,525	926 - 1,248
Out-of-town shopping centre, average standard	757 - 1,011	497 - 553	694 - 859	675 - 825
Retail malls, high end	1,011 - 1,199	650 - 764	956 - 1,356	844 - 1,032
<b>Industrial</b>				
Industrial units, shell only (Conventional single storey framed units)	569 - 757	432 - 528	461 - 593	328 - 409
Owner operated factories, low rise, light weight industry	N/A	407 - 532	618 - 785	373 - 487
<b>Hotels</b>				
Budget hotels - 3-star, mid market	1,326 - 1,419	951 - 1011	1,027 - 1,271	1,253 - 1,516
Business hotels - 4/5-star	1,734 - 2,049	1,350 - 1684	1,178 - 1,956	1,442 - 1,745
Luxury hotels - 5-star	2,207 - 2,522	1,835 - 2156	1,718 - 3,145	1,862 - 2,210
<b>Others</b>				
Underground/basement car parks (<3 levels)	696 - 946	322 - 368	538 - 696	678 - 799
Multi storey car parks, above ground (<4 levels)	380 - 569	265 - 312	496 - 670	437 - 473
Schools (primary and secondary)	631 - 946	335 - 390	605 - 833	603 - 737
Students' residences	473 - 631	347 - 427	677 - 876	575 - 729
Sports clubs, multi purpose sports/leisure centres (dry sports)	N/A	646 - 731	1,019 - 1,480	1,159 - 1,417
General hospitals - public sector	N/A	735 - 842	1,224 - 1,431	N/A

The above costs are at 1<sup>st</sup> Quarter 2026 levels.

# Approximate Building Costs For Major Cities In Asia

Building Type	Outline Specification
<b>Domestic</b>	
Apartments, high rise, average standard	<b>Shell and core</b> , including finishes and fittings to public area, but <b>excluding</b> finishes and fittings to apartment units <b>Full fit</b> , with air-conditioning, kitchen cabinets and home appliances, but <b>excluding</b> decorative light fittings and loose furniture
Apartments, high rise, high end	<b>Shell and core</b> , including finishes and fittings to public area, but <b>excluding</b> finishes and fittings to apartment units <b>Full fit</b> , good quality provisions, with air-conditioning, kitchen cabinets and home appliances, but <b>excluding</b> decorative light fittings and loose furniture
Terraced houses, average standard	<b>Shell and core</b> , joined houses in row(s), <b>excluding</b> garden, parking, finishes and fittings to house interior <b>Full fit</b> , including finishes and fittings to house interior, with air-conditioning, kitchen cabinets and home appliances, but <b>excluding</b> decorative light fittings, loose furniture, garden and parking
Detached houses, high end	<b>Shell and core</b> , good quality facade, <b>excluding</b> garden, parking, finishes and fittings to house interior <b>Full fit</b> , good quality provisions, with air-conditioning, kitchen cabinets and home appliances, but <b>excluding</b> decorative light fittings, loose furniture, garden and parking
<b>Office / Commercial</b>	
Medium/high rise offices, average standard	RC structure, curtain wall/window wall, including public area fit-out, tenant area with screeded floor, painted wall and ceiling
High rise offices, prestige quality	RC structure, curtain wall, including public area fit-out, tenant area with raised floor, painted wall and false ceiling
Out-of-town shopping centre, average standard	Including public area fit-out and M&E, but <b>excluding</b> shop fit-out
Retail malls, high end	
<b>Industrial</b>	
Industrial units, shell only (Conventional single storey framed units)	RC structure with steel roof and M&E to main distribution, but <b>excluding</b> a/c and tenant fit-out
Owner operated factories, low rise, light weight industry	RC structure, including ancillary office with simple fit-out and M&E, but <b>excluding</b> a/c
<b>Hotels</b>	
Budget hotels - 3-star, mid market	<ol style="list-style-type: none"> <li>Interior decoration</li> <li>Furniture (fixed and movable)</li> <li>Special light fittings (chandeliers, etc.)</li> <li>Operating Supplies and Equipment (OS&amp;E) <b>excluded</b></li> </ol>
Business hotels - 4/5-star	
Luxury hotels - 5-star	
<b>Others</b>	
Underground/basement car parks (<3 levels)	RC structure
Multi storey car parks, above ground (<4 levels)	RC structure, natural ventilation, no facade enclosure
Schools (primary and secondary)	Government standard and provisions; <b>excluding</b> educational equipment
Students' residences	University standard
Sports clubs, multi purpose sports/leisure centres (dry sports)	Dry sports (no swimming pool) and are for 'leisure centre' type schemes including main sports hall, ancillary sports facilities, changing and showers, restaurant / café, bar, etc. Costs include a/c, Furniture, Fittings and Equipment (FF&E)
General hospitals - public sector	<b>Excluding</b> medical and operating equipment

## Notes :

- The costs for the respective categories given above are averages based on fixed price competitive tenders. It must be understood that the actual cost of a building will depend upon the design and many other factors and may vary from the figures shown.
- The costs per square metre are based on Construction Floor Areas (CFA) measured to the outside face of the external walls / external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.
- All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site conditions. The cost excludes site formation works, external works, land cost, professional fees, finance and legal expenses.
- The standard for each category of building varies from region to region and do not necessarily follow that of each other.
- "Shell and core" generally covers ONLY base building elements. "Shell" refers to overall structure and foundations, exterior walls and roof, completing with common areas, staircases, lift shafts, service ducts and fire services systems to local statutory requirements. "Core" refers to fully-fitted public areas (like lobbies and corridors) and M&E main plant and upfeed, with occupant areas unfurnished.
- "Full fit" buildings should complete with all elements that allow the buildings to be ready for operation, including public and occupant areas (i.e. with ALL finishes, fittings and M&E distributions).
- Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.
- Kuala Lumpur:** \$ 6-12 units per floor, 46m<sup>2</sup> - 83m<sup>2</sup> per unit; excluding air-conditioning, kitchen cabinets and home appliances \$\$. **Bangkok:** #Tenant area with screeded floor, painted wall and ceiling, excluding raised floor.
- The data for Bangkok is provided by Mentabuild Limited.
- The data for Bangalore is provided by Arkind LS Private Limited.
- The data for Singapore is provided by Asia Infrastructure Solutions Singapore Pte. Ltd.
- The data for Kuala Lumpur is provided by JUBM Group.
- The data for Ho Chi Minh is provided by DLS Consultant Company Limited.
- Singapore, Kuala Lumpur and Bangalore:** Rates are nett of GST. **Bangkok and Ho Chi Minh:** Rates are nett of VAT. **Manila:** Rates include 12% VAT.

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