Case Study: Meinhardt

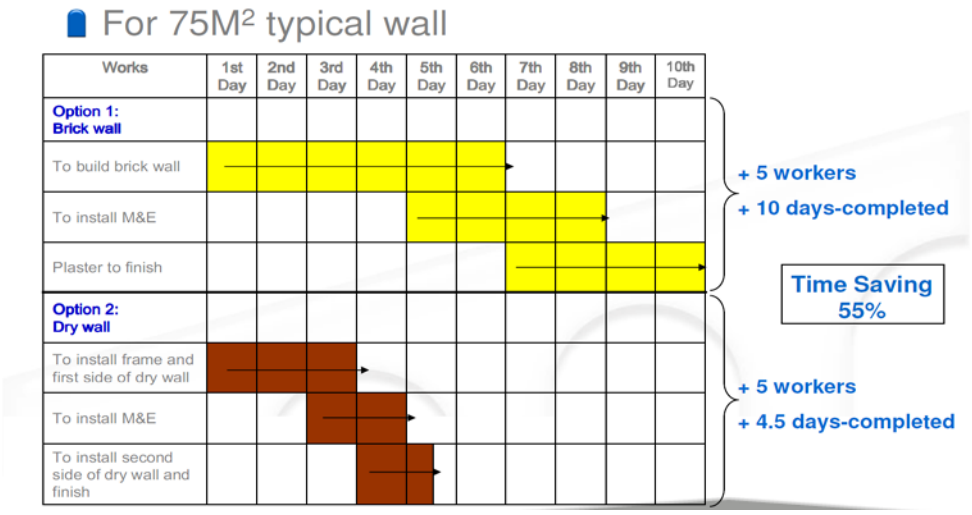
Time & Money Well Spent

Meinhardt undertook a detailed analysis of the total installed cost comparison between drywall walls and traditional brick, sand and cement walls for a 25-storey apartment development in Vietnam.

They compared the time saved on two levels:

1. The time to install 75m2 of wall using brick compared to drywall; and
2. The time to install all the walls on the project.

For the total project, it was calculated that the building could be completed three months earlier by using drywall systems than with traditional materials.



When comparing wall types, drywall costs versus the equivalent performing brick walls varied between being 4% lower and 24% higher - the cost difference being generated by the different specifications required to achieve the performance in various areas of the building.

Although in a wall for wall comparison drywall appears to be more expensive, if the comparison is made at a project level it can be shown that overall a significant saving can indeed be made.

Item	Option: Brick Wall	Option: Drywall	Cost Saving
Reinforced concrete for piling, basement and sheer walls	VND 116.8 bn	VND 107.8 bn	- VND 9.6 bn
Internal wall including labour costs	6.45 bn	7.55 bn	+1.1 bn
Labour cost for installing M&E	0.68 bn	0.34 bn	-0.3 bn
Total	123.93 bn	115.09 bn	-8.8 bn

The VND 8.8 billion is equivalent to 2% of the total project cost.

By advancing the completion of the development, the owners would have been able to generate three months additional rental income from the apartments. At the rates prevailing at the time, this would have generated an additional VND 11 billion, which equates to over €450,000.