






One Solution Asia

One of the leading construction consultancy specializing in construction cost and project management. Operating with over 300 professionals across South-east and East Asia, our cooperating teams are from over 8 countries around the region including:

- Brunei,
- China,
- China Hong Kong,
- Indonesia,
- Philippines,
- South Korea,
- Thailand, and

Services

-  Cost and Commercial Management
-  Project and Programme Management
-  Facilities Management
-  Due Diligence and Project Monitoring
-  Contract Advisory
-  Oil and Gas

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ONE SOLUTION ASIA

Construction Cost Data for Q4

BUILDING TYPE	BRUNEI	CHINA					INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM	
	BANDAR SERI BEGAWAN	EASTERN	SOUTHERN	WEST	NORTHERN	HONG KONG	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH CITY	
Cost per Square Metre Construction Floor Area (USD/m2 CFA)												
Exchange rates per USD \$	B\$ 1.36	RMB 6.45					HK\$ 7.82	IDR 14,288	KRW 1,150	PHP 50	THB 33.15	VND 22,640
RESIDENTIAL												
Low Rise (4 floors or under)												
• Average Standard	728 - 873	980 - 1,081	774 - 852	810 - 963	864 - 949	Not Available	459 - 494	1,304 - 1,605	Not Available	Not Available	Not Available	
• High End Standard	946 - 1,135	2,214 - 2,413	1,247 - 1,365	1,309 - 1,650	2,091 - 2,381	Not Available	Not Available	1,605 - 1,916	Not Available	Not Available	Not Available	
Mid Rise (5 to 12 floors)												
• Average Standard	711 - 853	817 - 901	645 - 710	675 - 803	720 - 791	Not Available	600 - 635	1,354 - 1,655	614 - 935	546 - 667	510 - 560	
• High End Standard	924 - 1,109	1,845 - 2,011	1,039 - 1,137	1,091 - 1,375	1,742 - 1,985	Not Available	Not Available	1,655 - 2,006		970 - 1,091	660 - 710	
High Rise (13 floors or above)												
• Average Standard	1,312 - 1,574	681 - 751	538 - 768	562 - 669	688 - 758	2,620 - 3,060	852 - 965	1,394 - 1,705	699 - 1,362	728 - 849	490 - 530	
• High End Standard	1,706 - 2,047	1,538 - 1,675	1,230 - 1,340	1,107 - 1,206	1,452 - 1,684	3,450 - 4,450	1,173 - 1,324	1,705 - 2,046		1,031 - 1,152	910 - 960	
Terrace Houses												
• Average Standard	413 - 495	1,103 - 1,212	883 - 969	794 - 872	1,153 - 1,225	3,540 - 4,230	453 - 589	Not Available	Not Available	Not Available	510 - 560	
Detached Houses												
• High End Standard	877 - 1,052	2,156 - 2,256	1,725 - 1,805	1,639 - 1,714	2,264 - 2,368	4,270 - 6,360	1,228 - 1,372	2,227 - 2,879	1,561 - 3,287	788 - 970	820 - 920	
OFFICE												
Mid Rise (5 to 12 floors)												
• Average Standard	884 - 1,061	865 - 1,144	788 - 1,034	768 - 965	838 - 1,129	Not Available	841 - 932	1,224 - 1,655	Not Available	667 - 788	Not Available	
• Prestige Standard	1,149 - 1,379	1,122 - 1,400	1,005 - 1,325	938 - 1,259	1,121 - 1,855	Not Available	1,236 - 1,383	1,434 - 1,835	Not Available	849 - 970	Not Available	
High Rise (13 floors or above)												
• Average Standard	971 - 1,166	865 - 1,144	798 - 1,064	768 - 975	838 - 1,129	2,720 - 3,180	841 - 932	1,304 - 1,705	554 - 1,047	849 - 970	730 - 780	
• Prestige Standard	1,262 - 1,515	1,122 - 1,400	1,098 - 1,325	1,091 - 1,300	1,129 - 1,855	3,240 - 4,100	1,236 - 1,383	1,525 - 1,966	709 - 1,171	970 - 1,152	1,020 - 1,170	
RETAIL												
• Average Standard	835 - 1,001	642 - 862	724 - 822	720 - 807	639 - 864	2,930 - 3,490	724 - 801	1,525 - 1,705	460 - 709	607 - 788	610 - 660	
• High End Standard	1,192 - 1,430	857 - 1,535	810 - 1,471	793 - 1,436	852 - 1,591	3,720 - 4,420 ^{pp}	797 - 864	1,705 - 2,187	516 - 895	910 - 1,031	970 - 1,020	
HOTEL												
City Hotel												
• Budget : 3 Stars	1,150 - 1,380	956 - 1,164	954 - 1,049	956 - 1,015	947 - 1,165	3,700 - 4,090	1,462 - 1,727	1,615 - 1,876	Not Available	1,092 - 1,213	920 - 1,020	
• Business : 4/5 Stars	1,533 - 1,840	1,095 - 2,085	1,034 - 2,197	995 - 2,174	1,133 - 2,087	3,930 - 4,580	1,992 - 2,151	1,916 - 2,267	659 - 1,359	1,455 - 1,637	1,230 - 1,330	
• Luxury (upmarket) : 5 Stars	1,916 - 2,300	2,083 - 2,490	2,090 - 2,297	2,145 - 2,569	2,012 - 2,581	4,430 - 5,500 ^{pp}	2,113 - 2,383	2,487 - 2,969	1,477 - 1,956	1,698 - 1,819	1,430 - 1,530	
Resort												
• 3 Stars	1,725 - 2,070	1,148 - 1,397	1,145 - 1,259	1,148 - 1,217	1,136 - 1,398	Not Available	2,188 - 2,363	Not Available	Not Available	1,167 - 1,273	920 - 1,020	
• 4 Stars	2,070 - 2,483	1,314 - 2,502	1,241 - 2,463	1,194 - 2,452	1,359 - 2,505	Not Available	2,324 - 2,640	1,785 - 2,096	655 - 976	1,516 - 1,758	1,230 - 1,330	
• 5 Stars	2,483 - 2,980	2,409 - 2,988	2,374 - 2,756	2,352 - 2,649	2,502 - 3,097	Not Available	2,419 - 2,655	2,227 - 2,618	844 - 1,056	1,819 - 2,425	1,430 - 1,530	



Construction Cost Data for Q4

BUILDING TYPE	SPECIFICATIONS
RESIDENTIAL	
Low Rise (4 floors or under) / Mid Rise (5 to 12 floors) / High Rise (13 floors or above)	
<ul style="list-style-type: none">• Average Standard• High End Standard	<ul style="list-style-type: none">- Residential units with fit-out, including air-conditioning stub-outs, and kitchen cabinets but excluding home appliances, decorative light fittings and loose furniture- Residential units with good quality fit-out, including air-conditioning stub-outs, and kitchen cabinets, but excluding home appliances, decorative light fittings and loose furniture
Terrace Houses	
<ul style="list-style-type: none">• Average Standard	<ul style="list-style-type: none">- Houses with fit-out, including air-conditioning, kitchen cabinets and home appliances, but excluding decorative light fittings, loose furniture, garden and parking outside the house footprint
Detached Houses	
<ul style="list-style-type: none">• High End Standard	<ul style="list-style-type: none">- Houses with good quality fit-out, including air-conditioning stub-outs, kitchen cabinets and home appliances, but excluding decorative light fittings, loose furniture, garden and parking outside the house footprint
OFFICE	
Mid Rise (5 to 12 floors) / High Rise (13 floors or above)	
<ul style="list-style-type: none">• Average Standard• Prestige Standard	<ul style="list-style-type: none">- RC structure, curtain wall, including public area fit-out, but excluding tenant area fit-out
RETAIL	
<ul style="list-style-type: none">• Average Standard• High End Standard	<ul style="list-style-type: none">- Including public area fit-out and M&E, but excluding shop fit-out
HOTEL	
City Hotel	
<ul style="list-style-type: none">• Budget : 3 Stars• Business : 4/5 Stars• Luxury (upmarket) : 5 Stars	<ul style="list-style-type: none">- Inclusive of<ol style="list-style-type: none">1) Interior decoration2) Furniture (fixed and movable)3) Special light fittings (chandeliers, etc.)but exclusive of<ol style="list-style-type: none">4) Operating Supplies and Equipment (OS&E)
Resort	
<ul style="list-style-type: none">• 3 Stars• 4 Stars• 5 Stars	<ul style="list-style-type: none">- Ditto- Resorts tend to be the destinations in themselves. Resorts often have a more spacious layout, and more amenities - offering their guests everything they need in one place
INDUSTRIAL	
<ul style="list-style-type: none">• Light Duty Factory• Warehouse	<ul style="list-style-type: none">- RC structure with steel roof and M&E to main distribution, but excluding a/c, heating and lighting, and small office fit-out- RC structure with steel roof and M&E to main distribution, but excluding a/c, heating and lighting
CARPARKS	
<ul style="list-style-type: none">• Basement (<3 levels)• Multi-storey/Above ground (<4 levels)	<ul style="list-style-type: none">- RC structure, architectural finishes, M&E excluding Mechanical Carpark Equipment- RC structure, natural ventilaion, no facade enclosure excluding Mechanical Carpark Equipment
OTHERS	
International School (Private)	
<ul style="list-style-type: none">• Primary & Secondary• Student Residence	<ul style="list-style-type: none">- Including fit-out and a/c, but excluding educational equipment- Including fit-out, loose furniture and a/c
Sports clubs, Multi purpose sports/leisure centres (Dry sports)	<ul style="list-style-type: none">- 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 Hospital (Private)	
<ul style="list-style-type: none">• Average Standard• High End Standard	<ul style="list-style-type: none">- Excluding medical and operating equipment
Golf Course	<ul style="list-style-type: none">- Golf course and Clubhouse (building)