







## 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 9 countries around the region including:

- Brunei,
- China,
- China Hong Kong,
- India,
- Indonesia,
- Philippines,
- South Korea,
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## Services

-  Cost and Commercial Management
-  Project and Programme Management
-  Facilities Management
-  Due Diligence and Project Monitoring
-  Contract Advisory
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# ONE SOLUTION ASIA

## Construction Cost Data for Q1 - 2022

BUILDING TYPE	BRUNEI	CHINA					INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM	
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH CITY	
Cost per Square Metre Construction Floor Area (USD/m <sup>2</sup> CFA)													
Exchange rates per USD \$	B\$ 1.35	RMB 6.45					HK\$ 7.82	INR 75	IDR 14,288	KRW 1,150	PHP 50	THB 33.04	VND 22,730
<b>RESIDENTIAL</b>													
Low Rise (4 floors or under)													
• Average Standard	801 - 960	1,000 - 1,102	790 - 870	786 - 934	838 - 920	Not Available	330 - 402	470 - 504	1,368 - 1,671	Not Available	Not Available	Not Available	
• High End Standard	1,041 - 1,249	2,258 - 2,461	1,272 - 1,392	1,270 - 1,600	2,028 - 2,310	Not Available	502 - 646	Not Available	1,683 - 1,994	Not Available	Not Available	Not Available	
Mid Rise (5 to 12 floors)													
• Average Standard	782 - 938	833 - 919	658 - 725	655 - 779	698 - 767	Not Available	459 - 560	612 - 648	1,420 - 1,723	632 - 762	557 - 681	536 - 588	
• High End Standard	1,016 - 1,220	1,882 - 2,051	1,060 - 1,160	1,058 - 1,333	1,690 - 1,925	Not Available	603 - 732	Not Available	1,736 - 2,088	762 - 961	990 - 1,114	693 - 746	
High Rise (13 floors or above)													
• Average Standard	1,443 - 1,731	694 - 766	549 - 784	546 - 649	667 - 736	2,660 - 3,100	538 - 674	872 - 987	1,462 - 1,775	718 - 950	741 - 869	515 - 557	
• High End Standard	1,877 - 2,252	1,568 - 1,709	1,255 - 1,367	1,074 - 1,170	1,408 - 1,634	3,500 - 4,500	832 - 976	1,199 - 1,353	1,789 - 2,130	950 - 1,400	1,047 - 1,174	956 - 1,008	
Terrace Houses													
• Average Standard	454 - 545	1,125 - 1,236	900 - 989	770 - 846	1,119 - 1,189	3,620 - 4,309	574 - 674	464 - 602	Not Available	966 - 1,151	Not Available	536 - 588	
Detached Houses													
• High End Standard	965 - 1,157	2,199 - 2,301	1,759 - 1,841	1,590 - 1,663	2,196 - 2,297	4,380 - 6,490	689 - 789	1,254 - 1,402	2,336 - 2,997	1,605 - 3,380	696 - 990	861 - 966	
<b>OFFICE</b>													
Mid Rise (5 to 12 floors)													
• Average Standard	972 - 1,167	882 - 1,166	804 - 1,055	745 - 936	813 - 1,095	Not Available	416 - 459	860 - 953	1,284 - 1,723	Not Available	681 - 805	Not Available	
• Prestige Standard	1,264 - 1,517	1,144 - 1,428	1,025 - 1,351	910 - 1,221	1,087 - 1,799	Not Available	474 - 560	1,261 - 1,411	1,505 - 1,911	Not Available	866 - 987	Not Available	
High Rise (13 floors or above)													
• Average Standard	1,068 - 1,283	882 - 1,166	814 - 1,085	745 - 946	813 - 1,095	2,780 - 3,240	517 - 603	860 - 953	1,368 - 1,775	570 - 1,076	866 - 987	767 - 819	
• Prestige Standard	1,388 - 1,667	1,144 - 1,428	1,120 - 1,351	1,059 - 1,261	1,095 - 1,799	3,290 - 4,140	646 - 976	1,263 - 1,413	1,599 - 2,046	729 - 1,204	990 - 1,174	1,071 - 1,229	
<b>RETAIL</b>													
• Average Standard	919 - 1,101	655 - 879	738 - 839	698 - 783	620 - 838	2,980 - 3,570	502 - 617	741 - 820	1,599 - 1,775	473 - 729	620 - 805	641 - 693	
• High End Standard	1,311 - 1,573	874 - 1,565	826 - 1,500	769 - 1,393	826 - 1,543	3,760 - 4,500	631 - 775	815 - 884	1,789 - 2,276	530 - 920	926 - 1,053	1,019 - 1,071	
<b>HOTEL</b>													
City Hotel													
• Budget : 3 Stars	1,265 - 1,518	976 - 1,188	974 - 1,070	928 - 984	918 - 1,130	3,740 - 4,170	789 - 933	1,496 - 1,766	1,694 - 1,953	677 - 1,053	1,108 - 1,236	966 - 1,071	
• Business : 4/5 Stars	1,686 - 2,024	1,117 - 2,127	1,055 - 2,240	965 - 2,109	1,099 - 2,025	3,920 - 4,580	947 - 1,119	2,036 - 2,198	2,010 - 2,360	1,053 - 1,397	1,477 - 1,665	1,292 - 1,397	
• Luxury (upmarket) : 5-Stars	2,108 - 2,530	2,125 - 2,540	2,132 - 2,343	2,081 - 2,492	1,952 - 2,503	4,460 - 5,500 <sup>pp</sup>	1,578 - 1,865	2,158 - 2,433	2,609 - 3,091	1,518 - 2,011	1,720 - 1,846	1,502 - 1,607	
Resort													
• 3 Stars	1,898 - 2,277	1,171 - 1,425	1,168 - 1,284	1,113 - 1,181	1,102 - 1,356	Not Available	832 - 990	2,232 - 2,410	Not Available	Not Available	1,183 - 1,295	966 - 1,071	
• 4 Stars	2,277 - 2,731	1,341 - 2,552	1,266 - 2,512	1,158 - 2,378	1,319 - 2,430	Not Available	1,004 - 1,134	2,370 - 2,693	1,873 - 2,243	674 - 1,003	1,537 - 1,786	1,292 - 1,397	
• 5 Stars	2,731 - 3,278	2,457 - 3,048	2,421 - 2,812	2,282 - 2,569	2,427 - 3,004	Not Available	1,650 - 2,152	2,467 - 2,708	2,336 - 2,810	868 - 1,086	1,840 - 2,476	1,502 - 1,607	



**General Notes**

- The costs for the respective categories given above are averages based on lump sum fixed price competitive tenders. Actual cost of a building will depend upon the design and various factors and may vary from the figures shown.
- The costs per square metre are based on Construction Floor Areas (CFA). The Construction Floor Area (CFA) is defined as the total of the areas of each floor level of a building measured to the internal dominant face of the external wall and 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 condition.
- The cost excludes site formation works, external works, OS&E, land cost, professional fees, finance, pre-opening expenses and legal expenses.
- The standard for each category of building varies from region to region and do not necessary follow that of each other.
- All costs are in US\$/m2 CFA. Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.

**Construction Cost Data for Q1 - 2022**

BUILDING TYPE	BRUNEI	CHINA					INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH CITY
Cost per Square Metre Construction Floor Area (USD/m2 CFA)												
Exchange rates per USD \$	B\$ 1.35	RMB 6.45				HK\$ 7.82	INR 75	IDR 14,288	KRW 1,150	PHP 50	THB 33.04	VND 22,730
<b>INDUSTRIAL</b>												
• Light Duty Factory	499 - 600	425 - 531	413 - 512	389 - 483	496 - 568	2,090 - 2,840	488 - 646	433 - 478	684 - 867	Not Available	490 - 620	431 - 483
• Warehouse	545 - 653	434 - 553	330 - 410	311 - 386	426 - 536	Not Available	287 - 416	400 - 436	779 - 1,044	185 - 227	433 - 496	221 - 273
<b>CARPARKS</b>												
• Basement (<3 levels)	378 - 455	728 - 1,017	506 - 813	414 - 582	708 - 780	2,950 - 3,760	230 - 330	617 - 758	904 - 1,063	517 - 607	560 - 744	693 - 746
• Multi-storey/Above ground (<4 levels)	253 - 304	427 - 529	402 - 510	391 - 489	494 - 568	1,590 - 1,930	194 - 244	400 - 436	649 - 882	370 - 452	188 - 248	431 - 473
<b>OTHERS</b>												
International School (Private)												
• Primary & Secondary	1,352 - 1,621	547 - 702	402 - 442	438 - 483	494 - 637	Not Available	430 - 603	507 - 579	Not Available	875 - 1,069	681 - 987	588 - 641
• Student Residence	1,137 - 1,365	408 - 556	391 - 482	377 - 468	321 - 494	2,900 - 3,250	459 - 574	506 - 577	1,284 - 1,545	769 - 970	Not Available	536 - 588
Sports clubs, Multi purpose sports/leisure centres (Dry sports)	1,150 - 1,379	938 - 1,152	845 - 1,037	825 - 1,014	845 - 1,199	3,790 - 4,300	646 - 789	1,248 - 1,872	Not Available	880 - 1,076	Not Available	1,292 - 1,397
General Hospital (Private)												
• Average Standard	1,848 - 2,218	1,435 - 1,852	1,291 - 1,666	1,214 - 1,567	1,110 - 1,708	Not Available	646 - 804	969 - 1,077	Not Available	1,015 - 1,240	932 - 1,241	Not Available
• High End Standard	2,402 - 2,883	1,722 - 2,222	1,549 - 2,000	1,457 - 1,881	1,332 - 2,155	Not Available	933 - 1,076	1,066 - 1,186	Not Available	Not Available	1,537 - 2,003	Not Available
Golf Course	11.90 mil* - 14.27 mil*	Not Available	Not Available	Not Available	Not Available	Not Available	0.81 mil* - 1.00 mil*	Not Available	Not Available	557** - 681**	Not Available	Not Available

Brunei - Golf Course : \* denotes USD\$ in million per golf course

China - Rates are exclusive of contingencies  
- Schools (primary and secondary) are of public authority standard, no a/c and complete with basic external works

Hong Kong - Rates are exclusive of contingencies

Indonesia - Rates exclude VAT and contingencies  
- Rates apply to Jakarta, Bali and the island of Java

Philippines - Rates are exclusive of VAT and Other Taxes, Preliminaries, Builder's Work, Profit and Attendance Fee, and contingencies  
- Golf Course : \*\* denotes cost per hole; excluding the construction of fairways and hydroseeding

Thailand - Rates area exclusive of VAT and contingencies  
- Resorts is based on projects located on Phuket Island only



## Construction Cost Data for Q4

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