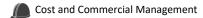
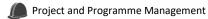
One Solution Asia

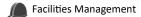
One of the leading construction consultancy specializing in construction cost and project management. Operating with over 300 professionals across South-East and East Asia, our cooperating teams are from over 9 countries around the region including:

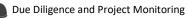
- Brunei,
- China,
- China Hong Kong,
- India,
- Indonesia,
- Philippines,
- South Korea,
- Thailand, and
- Vietnam.

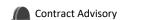
Services







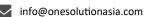






Get in Touch:











Construction Cost Data for Q1 - 2022

| | | BRUNEI | | | CHINA | | | INDIA | INDONESIA | KOREA | PHILIPPINES | THAILAND | VIETNAM |
|---|---|--|---|---|---|---|---|---|---|---|---|---|---|
| | BUILDING TYPE | 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 | | RME | 6.45 | | HK\$ 7.82 | INR 75 | IDR 14,288 | KRW 1,150 | PHP 50 | THB 33.04 | VND 22,730 |
| | RESIDENTIAL | | | | | | | | | | | | |
| L | ow Rise (4 floors or under) Average Standard High End Standard | 801 - 960 1,041 - 1,249 | 1,000 - 1,102 2,258 - 2,461 | 790 - 870 1,272 - 1,392 | 786 - 934 1,270 - 1,600 | 838 - 920 2,028 - 2,310 | Not Available Not Available | 330 - 402 502 - 646 | 470 - 504 Not Available | 1,368 - 1,671 1,683 - 1,994 | Not Available Not Available | Not Available Not Available | Not Available Not Available |
| | Mid Rise (5 to 12 floors) ■ Average Standard ■ High End Standard | 782 - 938 1,016 - 1,220 | 833 - 919 1,882 - 2,051 | 658 - 725 1,060 - 1,160 | 655 - 779 1,058 - 1,333 | 698 - 767 1,690 - 1,925 | Not Available Not Available | 459 - 560 603 - 732 | 612 - 648 Not Available | 1,420 - 1,723 1,736 - 2,088 | 632 - 762 762 - 961 | 557 - 681 990 - 1,114 | 536 - 588 693 - 746 |
| | High Rise (13 floors or above) Average Standard High End Standard | 1,443 - 1,731 1,877 - 2,252 | 694 - 766 1,568 - 1,709 | 549 - 784 1,255 - 1,367 | 546 - 649 1,074 - 1,170 | 667 - 736 1,408 - 1,634 | 2,660 - 3,100 3,500 - 4,500 | 538 - 674 832 - 976 | 872 - 987 1,199 - 1,353 | 1,462 - 1,775 1,789 - 2,130 | 718 - 950 950 - 1,400 | 741 - 869 1,047 - 1,174 | 515 - 557 956 - 1,008 |
| - | Ferrace 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 |
| | OFFICE | | | | | | | | | | | | |
| • | Mid Rise (5 to 12 floors) Average Standard Prestige Standard | 972 - 1,167 1,264 - 1,517 | 882 - 1,166 1,144 - 1,428 | 804 - 1,055 1,025- 1,351 | 745 - 936 910 - 1,221 | 813 - 1,095 1,087 - 1,799 | Not Available Not Available | 416 - 459 474 - 560 | 860 - 953 1,261 - 1,411 | 1,284 - 1,723 1,505 - 1,911 | Not Available Not Available | 681 - 805 866 - 987 | Not Available Not Available |
| | | 1,068 - 1,283 1,388 - 1,667 | 882 - 1,166 1,144 - 1,428 | 814 - 1,085 1,120 - 1,351 | 745 - 946 1,059 - 1,261 | 813 - 1,095 1,095 - 1,799 | 2,780 - 3,240 3,290 - 4,140 | 517 - 603 646 - 976 | 860 - 953 1,263 - 1,413 | 1,368 - 1,775 1,599 - 2,046 | 570 - 1,076 729 - 1,204 | 866 - 98 <mark>7</mark> 990 - 1,174 | 767 - 819 1,071 - 1,229 |
| | RETAIL | | | | | | | | | | | | |
| | Average Standard High End Standard | 919 - 1,101 1,311 - 1,573 | 655 - 879 874 - 1,565 | 738 - 839 826 - 1,500 | 698 - 783 769 - 1,393 | 620 - 838 826 - 1,543 | 2,980 - 3,570 3,760 - 4,500 | 502 - 617 631 - 775 | 741 - 820 815 - 884 | 1,599 - 1,775 1,789 - 2,276 | 473 - 729 530 - 920 | 620 - 805 926 - 1,053 | 641 - 693 1,019 - 1,071 |
| | HOTEL | | | | | | | | | | | | |
| | City Hotel Budget: 3 Stars Business: 4/5 Stars Luxury (upmarket): 5- Stars | 1,265 - 1,518 1,686 - 2,024 2,108 - 2,530 | 976 - 1,188 1,117 - 2,127 2,125 - 2,540 | 974 - 1,070 1,055 - 2,240 2,132 - 2,343 | 928 - 984 965 - 2,109 2,081 - 2,492 | 918 - 1,130 1,099 - 2,025 1,952 - 2,503 | 3,740 - 4,170 3,920 - 4,580 4,460 - 5,500 ^{up} | 789 - 933 947 - 1,119 1,578 - 1,865 | 1,496 - 1,766 2,036 - 2,198 2,158 - 2,433 | 1,694 - 1,953 2,010 - 2,360 2,609 - 3,091 | 677 - 1,053 1,053 - 1,397 1,518 - 2,011 | 1,108 - 1,236 1,477 - 1,665 1,720 - 1,846 | 966 - 1,071 1,292 - 1,397 1,502 - 1,607 |
| | Resort 3 Stars 4 Stars 5 Stars | 2,277 - 2,731 | 1,341 - 2,552 | 1,266 - 2,512 | 1,113 - 1,181 1,158 - 2,378 2,282 - 2,569 | 1,319 - 2,430 | Not Available Not Available Not Available | 832 - 990 1,004 - 1,134 1,650 - 2,152 | 2,232 - 2,410 2,370 - 2,693 2,467 - 2,708 | Not Available 1,873 - 2,243 2,336 - 2,810 | Not Available 674 - 1,003 868 - 1,086 | 1,183 - 1,295 1,537 - 1,786 1,840 - 2,476 | 966 - 1,071 1,292 - 1,397 1,502 - 1,607 |

General Notes

- 1. 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.
- 2. 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.
- 3. All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site condition.
- 4. The cost excludes site formation works, external works, OS&E, land cost, professional fees, finance, pre-opening expenses and legal expenses.
- 5. The standard for each category of building varies from region to region and do not necessary follow that of each other.
- 6. All costs are in US\$/m2 CFA. Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.

Brunei

- Golf Course: * denotes USD\$ in million per golf course
- Rates are exclusive of contingen-

China

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

- Rates are exclusive of contingen-Hong Kong

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

- Rates are exclusive of VAT and Other Taxes, Preliminaries, Builder's Work, Profit and Attendance Fee, and contingencies

Philippines

- Golf Course: ** denotes cost per hole; excluding the construction of fairways and hydroseeding
- Rates area exclusive of VAT and contingencies Thailand
 - Resorts is based on projects located on Phuket Island only





Construction Cost Data for Q1 - 2022

| | BRUNEI | | | CHINA | | | INDIA | INDONESIA | KOREA | PHILIPPINES | THAILAND | VIETNAM | |
|---|--|--------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------|------------------------------|--------------------------------|--------------------------------|------------------------------|--------------------------------|--|
| BUILDING TYPE | 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 | |
| INDUSTRIAL | | | | | | | | | | | | | |
| Light Duty FactoryWarehouse | 499 - 600 545 - 653 | 425 - 531 434 - 553 | 413 - 512 330 - 410 | 389 - 483 311 - 386 | 496 - 568 426 - 536 | 2,090 - 2,840 Not Available | 488 - 646 287 - 416 | 433 - 478 400 - 436 | 684 - 867 779 - 1,044 | Not Available 185 - 227 | 490 - 620 433 - 496 | 431 - 483 221 - 273 | |
| CARPARKS | | | | | | | | | | | | | |
| Basement (<3 levels) Multi-storey/Above ground (<4 levels) | 378 - 455 253 - 304 | 728 - 1,017 427 - 529 | 506 - 813 402 - 510 | 414 - 582 391 - 489 | 708 - 780 494 - 568 | 2,950 - 3,760 1,590 - 1,930 | 230 - 330 194 - 244 | 617 - 758 400 - 436 | 904 - 1,063 649 - 882 | 517 - 607 370 - 452 | 560 - 744 188 - 248 | 693 - 746 431 - 473 | |
| OTHERS | | | | | | | | | | | | | |
| International School (Private) Primary & Secondary Student Residence | 1,352 - 1,621 1,137 - 1,365 | 547 - 702 408 - 556 | 402 - 442 391 - 482 | 438 - 483 377 - 468 | 494 - 637 321 - 494 | Not Available 2,900 - 3,250 | 430 - 603 459 - 574 | 507 - 579 506 - 577 | Not Available 1,284 - 1,545 | 875 - 1,069 769 - 970 | 681 - 987 Not Available | 588 - 641 536 - 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 StandardHigh End Standard | 1,848 - 2,218 2,402 - 2,883 | , , | 1,291 - 1,666 1,549 - 2,000 | 1,214 - 1,567 1,457 - 1,881 | 1,110 - 1,708 1,332 - 2,155 | Not Available Not Available | 646 - 804 933 - 1,076 | 969 - 1,077 1,066 - 1,186 | Not Available Not Available | 1,015 - 1,240 Not Available | 932 - 1,241 1,537 - 2,003 | Not Available 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 | |



Construction Cost Data for Q4

Golf Course

- Golf course and Clubhouse (building)

| Construction Cost Data for C | 24 | | | | | |
|--|---|--|--|--|--|--|
| BUILDING TYPE | SPECIFICATIONS | | | | | |
| RESIDENTIAL | | | | | | |
| Low Rise (4 floors or under) / Mid Rise (5 to 12 floors) / High Rise (13 floors or above) | | | | | | |
| Average StandardHigh End Standard | - 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 ■ Average Standard | - Houses with fit-out, including air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings, loose furniture, garden and parking outside the house footprint | | | | | |
| Detached Houses ■ High End Standard | - 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 | s or above) | | | | | |
| Average StandardPrestige Standard | - RC structure, curtain wall, including public area fit-out, but <u>excluding</u> tenant area fit-out | | | | | |
| RETAIL | | | | | | |
| Average StandardHigh End Standard | - Including public area fit-out and M&E, but <u>excluding</u> shop fit-out | | | | | |
| HOTEL | | | | | | |
| City Hotel Budget: 3 Stars Business: 4/5 Stars Luxury (upmarket): 5 Stars | - Inclusive of 1) Interior decoration 2) Furniture (fixed and movable) 3) Special light fittings (chandeliers, etc.) but exclusive of 4) Operating Supplies and Equipment (OS&E) | | | | | |
| Resort 3 Stars 4 Stars 5 Stars | - 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 | | | | | | |
| Light Duty FactoryWarehouse | - RC structure with steel roof and M&E to main distribution, but <u>excluding</u> a/c, heating and lighting, and small office fit-out - RC structure with steel roof and M&E to main distribution, but <u>excluding</u> a/c, heating and lighting | | | | | |
| CARPARKS | | | | | | |
| Basement (<3 levels)Multi-storey/Above ground (<4 levels) | - 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) Primary & Secondary Student Residence | - 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) | - 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) ● Average Standard • High End Standard | - Excluding medical and operating equipment | | | | | |