







## One Solution Asia

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- Brunei,
- China,
- China Hong Kong,
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-  Cost and Commercial Management
-  Project and Programme Management
-  Facilities Management
-  Due Diligence and Project Monitoring
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# ONE SOLUTION ASIA

## Construction Cost Data for Q2 - 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 14,860	KRW 1,300	PHP 50	THB 35.03	VND 23,100
<b>RESIDENTIAL</b>												
Low Rise (4 floors or under)												
• Average Standard	712 - 854	1,050 - 1,158	743 - 817	789 - 938	779 - 856	Not Available	340 - 411	469 - 503	1,444 - 1,764	Not Available	Not Available	Not Available
• High End Standard	925 - 1,110	2,371 - 2,584	1,195 - 1,308	1,275 - 1,607	1,886 - 2,148	Not Available	510 - 655	Not Available	1,778 - 2,106	Not Available	Not Available	Not Available
Mid Rise (5 to 12 floors)												
• Average Standard	695 - 834	875 - 965	619 - 681	657 - 782	649 - 713	Not Available	465 - 567	611 - 647	1,500 - 1,819	650 - 775	536 - 657	547 - 600
• High End Standard	903 - 1,084	1,976 - 2,153	996 - 1,090	1,062 - 1,339	1,572 - 1,790	Not Available	610 - 740	Not Available	1,833 - 2,205	780 - 980	953 - 1,072	707 - 761
High Rise (13 floors or above)												
• Average Standard	1,283 - 1,539	729 - 804	516 - 737	548 - 651	620 - 684	2,660 - 3,320	545 - 682	871 - 986	1,544 - 1,874	780 - 970	699 - 835	525 - 568
• High End Standard	1,668 - 2,002	1,647 - 1,794	1,179 - 1,285	1,078 - 1,175	1,310 - 1,519	3,745 - 4,725	840 - 985	1,198 - 1,352	1,889 - 2,249	980 - 1,430	993 - 1,128	975 - 1,028
Terrace Houses												
• Average Standard	404 - 484	1,182 - 1,298	846 - 929	774 - 850	1,041 - 1,105	3,870 - 4,570	585 - 682	463 - 601	Not Available	1,035 - 1,265	Not Available	547 - 600
Detached Houses												
• High End Standard	858 - 1,029	2,309 - 2,416	1,654 - 1,730	1,596 - 1,670	2,042 - 2,137	4,640 - 6,820	695 - 796	1,253 - 1,400	2,467 - 3,164	1,635 - 3,440	664 - 936	878 - 985
<b>OFFICE</b>												
Mid Rise (5 to 12 floors)												
• Average Standard	864 - 1,037	926 - 1,225	756 - 992	748 - 940	756 - 1,018	Not Available	421 - 464	858 - 953	1,356 - 1,819	Not Available	651 - 771	Not Available
• Prestige Standard	1,123 - 1,348	1,202 - 1,499	963 - 1,270	913 - 1,226	1,011 - 1,673	Not Available	480 - 570	1,262 - 1,412	1,589 - 2,018	Not Available	828 - 949	Not Available
High Rise (13 floors or above)												
• Average Standard	949 - 1,140	926 - 1,225	765 - 1,020	748 - 950	756 - 1,018	3,000 - 3,470	525 - 610	858 - 953	1,444 - 1,874	580 - 900	828 - 936	782 - 835
• Prestige Standard	1,234 - 1,481	1,202 - 1,499	1,053 - 1,270	1,063 - 1,266	1,018 - 1,673	3,520 - 4,350	654 - 984	1,262 - 1,412	1,689 - 2,161	1,000 - 1,250	946 - 1,120	1,092 - 1,254
<b>RETAIL</b>												
• Average Standard	816 - 979	688 - 923	694 - 789	701 - 786	577 - 779	3,190 - 3,750	510 - 625	739 - 818	1,689 - 1,874	485 - 745	588 - 771	654 - 707
• High End Standard	1,166 - 1,398	918 - 1,644	776 - 1,410	772 - 1,399	769 - 1,435	4,140 - 4,800 <sup>UP</sup>	640 - 785	814 - 882	1,889 - 2,404	750 - 950	879 - 1,005	1,039 - 1,092
<b>HOTEL</b>												
City Hotel												
• Budget : 3 Stars	1,124 - 1,349	1,024 - 1,247	915 - 1,006	931 - 988	854 - 1,051	3,960 - 4,380	794 - 940	1,493 - 1,763	1,789 - 2,062	970 - 1,180	1,051 - 1,170	985 - 1,092
• Business : 4/5 Stars	1,499 - 1,799	1,173 - 2,233	992 - 2,106	969 - 2,117	1,022 - 1,883	4,200 - 4,800	955 - 1,129	2,034 - 2,197	2,122 - 2,888	1,200 - 1,420	1,399 - 1,599	1,318 - 1,425
• Luxury (upmarket) : 5-Stars	1,873 - 2,249	2,231 - 2,667	2,004 - 2,202	2,089 - 2,502	1,815 - 2,328	4,770 - 5,780 <sup>UP</sup>	1,585 - 1,876	2,157 - 2,433	2,755 - 3,264	1,540 - 2,045	1,627 - 1,770	1,532 - 1,639
Resort												
• 3 Stars	1,687 - 2,024	1,229 - 1,496	1,098 - 1,207	1,118 - 1,186	1,025 - 1,261	Not Available	840 - 998	2,234 - 2,398	Not Available	Not Available	1,128 - 1,242	985 - 1,092
• 4 Stars	2,024 - 2,428	1,408 - 2,680	1,190 - 2,361	1,163 - 2,388	1,226 - 2,259	Not Available	1,010 - 1,140	2,372 - 2,679	1,978 - 2,766	690 - 900	1,470 - 1,699	1,318 - 1,425
• 5 Stars	2,428 - 2,914	2,580 - 3,200	2,276 - 2,643	2,291 - 2,579	2,257 - 2,794	Not Available	1,660 - 2,160	2,469 - 2,694	2,467 - 3,110	920 - 1,120	1,756 - 2,355	1,532 - 1,639



**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 Q2 - 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 14,860	KRW 1,300	PHP 50	THB 35.03	VND 23,100
<b>INDUSTRIAL</b>												
• Light Duty Factory	444 - 533	446 - 558	388 - 482	390 - 484	461 - 528	2,300 - 3,040	494 - 654	432 - 476	722 - 915	Not Available	471 - 594	440 - 493
• Warehouse	484 - 581	456 - 580	311 - 385	312 - 388	396 - 498	Not Available	295 - 425	398 - 434	822 - 1,103	200 - 240	412 - 475	225 - 278
<b>CARPARKS</b>												
• Basement (<3 levels)	336 - 405	765 - 1,068	476 - 764	415 - 584	658 - 725	3,160 - 3,910	238 - 338	614 - 754	954 - 1,123	630 - 830	538 - 714	707 - 761
• Multi-storey/Above ground (<4 levels)	225 - 270	448 - 556	378 - 480	392 - 491	459 - 529	1,720 - 2,030	200 - 250	398 - 434	685 - 932	380 - 460	181 - 238	440 - 482
<b>OTHERS</b>												
International School (Private)												
• Primary & Secondary	1,202 - 1,441	574 - 737	378 - 416	439 - 485	459 - 593	Not Available	440 - 612	507 - 579	Not Available	1,070 - 1,310	655 - 956	600 - 654
• Student Residence	1,011 - 1,213	428 - 583	367 - 453	379 - 470	299 - 459	3,100 - 3,410	468 - 583	506 - 579	1,356 - 1,632	790 - 990	Not Available	547 - 600
Sports clubs, Multi purpose sports/leisure centres (Dry sports)	1,022 - 1,226	985 - 1,210	794 - 975	829 - 1,018	785 - 1,115	4,050 - 4,520	655 - 795	1,250 - 1,874	Not Available	900 - 1,100	Not Available	1,318 - 1,425
General Hospital (Private)												
• Average Standard	1,643 - 1,971	1,506 - 1,944	1,214 - 1,567	1,219 - 1,573	1,033 - 1,589	Not Available	654 - 812	968 - 1,075	Not Available	1,240 - 1,520	898 - 1,195	Not Available
• High End Standard	2,135 - 2,563	1,808 - 2,333	1,457 - 1,880	1,463 - 1,888	1,239 - 2,004	Not Available	945 - 1,085	1,065 - 1,184	Not Available	Not Available	1,456 - 1,927	Not Available
Golf Course	10.58 mil* - 12.68 mil*	Not Available	Not Available	Not Available	Not Available	Not Available	0.84 mil* - 1.03 mil*	Not Available	Not Available	11.40 mil* - 13.30 mil*	Not Available	Not Available

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

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>1) Interior decoration</li><li>2) Furniture (fixed and movable)</li><li>3) Special light fittings (chandeliers, etc.)</li></ol>but exclusive of<ol style="list-style-type: none"><li>4) 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>