

RESIDENTIAL

TYPE	BRUNEI		CHINA				INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD/m2 CFA)												
Exchange rates per USD \$												
Low Rise (4 floors or under)	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
• Average Standard	738 - 885	1,058 - 1,167	757 - 834	793 - 943	803 - 882	N/A	323 - 390	461 - 497	1,459 - 1,782	N/A	N/A	N/A
• High End Standard	959 - 1,151	2,390 - 2,605	1,219 - 1,334	1,281 - 1,615	779 - 856	N/A	485 - 622	N/A	1,795 - 2,127	N/A	N/A	N/A
Mid Rise (5 to 12 floors)												
• Average Standard	721 - 865	882 - 972	631 - 695	661 - 786	669 - 735	N/A	442 - 539	601 - 640	1,515 - 1,837	650 - 785	499 - 611	547 - 600
• High End Standard	937 - 1,124	1,992 - 2,171	1,016 - 1,112	1,068 - 1,345	1,619 - 1,844	N/A	580 - 703	N/A	1,852 - 2,227	790 - 990	887 - 999	707 - 761
High Rise (13 floors or above)												
• Average Standard	1,330 - 1,596	735 - 810	526 - 751	550 - 655	639 - 705	2,660 - 3,320	518 - 648	855 - 968	1,560 - 1,893	800 - 1,005	651 - 777	525 - 568
• High End Standard	1,730 - 2,076	1,660 - 1,809	1,203 - 1,311	1,084 - 1,181	1,349 - 1,565	3,800 - 4,800	798 - 936	1,176 - 1,328	1,908 - 2,272	1,010 - 1,440	924 - 1,049	975 - 1,028
Terrace Houses												
• Average Standard	419 - 502	1,191 - 1,308	863 - 948	777 - 854	1,072 - 1,139	3,900 - 4,600	556 - 648	454 - 591	N/A	820 - 1,000	N/A	547 - 600
Detached Houses												
• High End Standard	889 - 1,067	2,328 - 2,435	1,687 - 1,765	1,604 - 1,678	2,104 - 2,201	4,650 - 6,850	660 - 756	1,231 - 1,376	2,491 - 3,196	1,650 - 3,480	618 - 871	878 - 985

OFFICE

TYPE	BRUNEI		CHINA				INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH
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
Mid Rise (5 to 12 floors)												
• Average Standard	896 - 1,076	934 - 1,235	771 - 1,011	752 - 945	779 - 1,049	N/A	400 - 441	843 - 935	1,369 - 1,837	N/A	606 - 717	N/A
• Prestige Standard	1,165 - 1,398	1,211 - 1,511	983 - 1,296	918 - 1,232	1,042 - 1,723	N/A	456 - 542	1,239 - 1,387	1,605 - 2,038	N/A	770 - 883	N/A
High Rise (13 floors or above)												
• Average Standard	985 - 1,182	934 - 1,235	780 - 1,040	752 - 954	779 - 1,049	3,000 - 3,500	499 - 580	843 - 935	1,459 - 1,893	600 - 950	770 - 871	782 - 835
• Prestige Standard	1,280 - 1,536	1,211 - 1,511	1,074 - 1,296	1,068 - 1,273	1,049 - 1,723	3,520 - 4,350	621 - 935	1,239 - 1,387	1,706 - 2,183	1,010 - 1,260	881 - 1,043	1,092 - 1,254

RETAIL

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH
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
Average Standard	847 - 1,015	693 - 930	708 - 804	705 - 790	594 - 803	3,190 - 3,750	490 - 600	726 - 804	1,706 - 1,893	490 - 750	547 - 717	654 - 707
High End Standard	1,209 - 1,450	925 - 1,657	792 - 1,438	776 - 1,406	792 - 1,478	4,150 - 4,800+	614 - 754	799 - 866	1,908 - 2,428	760 - 950	818 - 935	1,039 - 1,092

HOTEL

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD/m2 CFA)												
Exchange rates per USD \$												
City Hotel	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
• Budget : 3 Stars	1,166 - 1,399	1,033 - 1,257	933 - 1,026	936 - 993	880 - 1,083	3,960 - 4,440	770 - 912	1,467 - 1,732	1,807 - 2,082	980 - 1,200	977 - 1,089	985 - 1,092
• Business : 4 / 5 Stars	1,554 - 1,866	1,182 - 2,251	1,011 - 2,148	974 - 2,128	1,053 - 1,939	4,200 - 4,800	926 - 1,095	1,998 - 2,157	2,143 - 2,917	1,210 - 1,440	1,302 - 1,487	1,318 - 1,425
• Luxury (upmarket): 5-Stars	1,943 - 2,332	2,249 - 2,688	2,044 - 2,246	2,100 - 2,514	1,870 - 2,398	4,770 - 5,780+	1,537 - 1,820	2,118 - 2,390	2,783 - 3,296	1,565 - 2,070	1,514 - 1,647	1,532 - 1,639
Resort												
• 3 Stars	1,749 - 2,099	1,239 - 1,508	1,098 - 1,207	1,123 - 1,192	1,055 - 1,299	N/A	815 - 968	2,195 - 2,356	N/A	N/A	1,049 - 1,155	985 - 1,092
• 4 Stars	2,099 - 2,518	1,419 - 2,701	1,190 - 2,361	1,168 - 2,400	1,263 - 2,327	N/A	980 - 1,106	2,330 - 2,630	1,997 - 2,794	1,392 - 1,656	1,368 - 1,580	1,318 - 1,425
• 5 Stars	2,518 - 3,022	2,601 - 3,226	2,276 - 2,643	2,302 - 2,592	2,325 - 2,877	N/A	1,610 - 2,095	2,424 - 2,645	2,491 - 3,141	1,800 - 2,381	1,634 - 2,191	1,532 - 1,639

INDUSTRIAL

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH
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
Light Duty Factory	460 - 553	450 - 563	396 - 491	392 - 487	475 - 544	2,300 - 3,050	469 - 621	424 - 469	729 - 924	N/A	438 - 552	440 - 493
Warehouse	502 - 602	459 - 585	317 - 393	314 - 389	408 - 513	N/A	280 - 404	392 - 426	830 - 1,114	210 - 250	384 - 442	225 - 278

CARPARKS

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH
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
Basement (< 3 levels)	349 - 420	771 - 1,076	486 - 779	417 - 587	678 - 747	3,160 - 3,910	226 - 321	603 - 741	964 - 1,134	530 - 705	501 - 664	707 - 761
Multi-storey/ Above ground (< 4 levels)	233 - 280	452 - 560	385 - 489	394 - 494	473 - 545	1,720 - 2,030	190 - 238	392 - 426	692 - 941	390 - 470	169 - 222	440 - 482

OTHERS

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD/m² CFA)												
Exchange rates per USD \$												
International School (Private)	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
• Primary & Secondary	1,202 - 1,441	578 - 743	385 - 424	442 - 488	473 - 610	N/A	418 - 581	499 - 570	N/A	1,080 - 1,320	610 - 890	600 - 654
• Student Residence	1,048 - 1,258	432 - 588	375 - 462	381 - 472	308 - 473	3,100 - 3,410	497 - 568	497 - 568	1,369 - 1,648	795 - 1,000	N/A	547 - 600
Sports clubs, Multi purpose sports / leisure centres (Dry sports)	1,060 - 1,272	993 - 1,220	810 - 994	833 - 1,023	809 - 1,149	4,050 - 4,520	622 - 755	1,227 - 1,840	N/A	900 - 1,100	N/A	1,318 - 1,425
General Hospital (Private)												
• Average Standard	1,703 - 2,044	1,518 - 1,960	1,238 - 1,598	1,225 - 1,581	1,063 - 1,636	N/A	621 - 771	949 - 1,055	N/A	1,240 - 1,520	835 - 1,112	N/A
• High End Standard	2,214 - 2,658	1,822 - 2,352	1,486 - 1,917	1,470 - 1,898	1,276 - 2,064	N/A	898 - 1,031	1,045 - 1,165	N/A	N/A	N/A	N/A
Golf Course	10.97M* - 13.15 M*	N/A	N/A	N/A	N/A	N/A	0.82 M* - 1.01 M*	N/A	N/A	11.46M** - 13.30M**	N/A	N/A

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.
- 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 are exclusive of VAT and contingencies
- Resorts is based on projects located on Phuket Island only