

RESIDENTIAL

TYPE	BRUNEI	CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM		
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
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	SGD\$ 1.32	THB 35.03	VND 23,100
• Average Standard	749 - 898	1,079 - 1,190	771 - 849	810 - 963	799 - 885	N/A	327 - 394	466 - 503	1,459 - 1,782	N/A	2,500 - 2,750	N/A	N/A
• High End Standard	973 - 1,168	2,438 - 2,657	1,241 - 1,358	1,310 - 1,650	1,939 - 2,225	N/A	489 - 626	N/A	1,795 - 2,127	N/A	3,900 - 4,050	N/A	N/A
Mid Rise (5 to 12 floors under)													
• Average Standard	731 - 877	899 - 992	643 - 707	675 - 803	666 - 738	N/A	446 - 543	607 - 647	1,515 - 1,837	655 - 790	2,750 - 2,950	551 - 675	547 - 600
• High End Standard	950 - 1,141	2,032 - 2,214	1,034 - 1,132	1,091 - 1,375	1,612 - 1,851	N/A	584 - 707	N/A	1,852 - 2,227	795 - 1,000	4,100 - 4,250	977 - 1,101	707 - 761
High Rise (13 floors and above)													
• Average Standard	1,350 - 1,619	749 - 826	535 - 765	563 - 669	636 - 708	2,660 - 3,320	522 - 652	864 - 979	1,560 - 1,893	800 - 1,010	2,950 - 3,150	719 - 857	525 - 568
• High End Standard	1,755 - 2,106	1,693 - 1,845	1,225 - 1,334	1,107 - 1,207	1,344 - 1,571	3,800 - 4,800	802 - 940	1,188 - 1,342	1,908 - 2,272	1,015 - 1,450	4,300 - 4,450	1,018 - 1,156	975 - 1,028
Terrace Houses													
• Average Standard	425 - 509	1,215 - 1,334	879 - 965	795 - 873	1,067 - 1,143	3,900 - 4,600	560 - 652	459 - 597	N/A	820 - 1,000	4,000 - 5,000	N/A	547 - 600
Detached Houses													
• High End Standard	902 - 1,082	2,374 - 2,484	1,717 - 1,797	1,639 - 1,715	2,095 - 2,209	4,650 - 6,850	664 - 760	1,243 - 1,389	2,491 - 3,196	1,800 - 3,500	5,000 - 6,000	681 - 958	878 - 985

OFFICE

TYPE	BRUNEI	CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM		
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
Mid Rise (5 to 12 floors)	B\$ 1.35		RMB 6.45			HK\$ 7.82	INR 75	IDR 14,860	KRW 1,300	PHP 50	SGD\$ 1.32	THB 35.03	VND 23,100
• Average Standard	909 - 1,091	952 - 1,259	785 - 1,030	769 - 966	776 - 1,053	N/A	407 - 448	852 - 945	1,369 - 1,837	N/A	3,100 - 3,450	668 - 792	N/A
• Prestige Standard	1,182 - 1,419	1,235 - 1,541	1,000 - 1,319	938 - 1,259	1,037 - 1,730	N/A	463 - 549	1,338 - 1,480	1,605 - 2,038	N/A	3,500 - 4,000	850 - 974	N/A
High Rise (13 floors and above)													
• Average Standard	999 - 1,199	952 - 1,259	794 - 1,059	769 - 975	776 - 1,053	3,000 - 3,500	506 - 587	852 - 945	1,459 - 1,893	700 - 950	3,500 - 4,000	850 - 961	782 - 835
• Prestige Standard	1,298 - 1,558	1,235 - 1,541	1,000 - 1,319	1,092 - 1,301	1,045 - 1,730	3,520 - 4,350	628 - 942	1,338 - 1,480	1,706 - 2,183	1,010 - 1,260	4,000 - 4,500	970 - 1,152	1,092 - 1,254

RETAIL

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
	B\$ 1.35		RMB 6.45			HK\$ 7.82	INR 75	IDR 14,860	KRW 1,300	PHP 50	SGD\$ 1.32	THB 35.03	VND 23,100
• Average Standard	859 - 1,030	707 - 949	721 - 819	720 - 807	592 - 806	3,190 - 3,750	497 - 607	735 - 813	1,706 - 1,893	490 - 750	3,000 - 3,500	605 - 792	654 - 707
• High End Standard	1,226 - 1,471	944 - 1,690	806 - 1,464	793 - 1,437	789 - 1,484	4,150 - 4,800+	621 - 761	808 - 876	1,908 - 2,428	760 - 950	4,000 - 4,500	901 - 1,034	1,039 - 1,092

HOTEL

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
City Hotel	B\$ 1.35		RMB 6.45			HK\$ 7.82	INR 75	IDR 14,860	KRW 1,300	PHP 50	SGD\$ 1.32	THB 35.03	VND 23,100
• Budget : 3 Stars	1,183 - 1,420	1,053 - 1,282	950 - 1,044	957 - 1,015	876 - 1,087	3,960 - 4,440	774 - 916	1,483 - 1,751	1,807 - 2,082	985 - 1,200	4,000 - 4,400	1,077 - 1,201	985 - 1,092
• Business : 4 / 5 Stars	1,577 - 1,893	1,206 - 2,296	1,030 - 2,187	995 - 2,175	1,048 - 1,947	4,200 - 4,800	930 - 1,099	2,018 - 2,179	2,143 - 2,917	1,215 - 1,445	4,300 - 4,700	1,435 - 1,639	1,318 - 1,425
• Luxury (upmarket) : 5-Stars	1,971 - 2,366	2,294 - 2,742	2,081 - 2,287	2,146 - 2,570	1,862 - 2,407	4,770 - 5,780+	1,541 - 1,824	2,138 - 2,411	2,783 - 3,296	1,570 - 2,080	5,500 - 6,000	1,669 - 1,818	1,532 - 1,639
Resort													
• 3 Stars	1,774 - 2,129	1,264 - 1,538	1,140 - 1,253	1,148 - 1,218	1,051 - 1,304	N/A	819 - 972	2,213 - 2,376	N/A	N/A	4,400 - 4,840	1,158 - 1,276	985 - 1,092
• 4 Stars	2,129 - 2,554	1,447 - 2,755	1,236 - 2,452	1,194 - 2,452	1,258 - 2,337	N/A	984 - 1,110	2,349 - 2,652	1,997 - 2,794	1,400 - 1,660	4,730 - 5,170	1,509 - 1,744	1,318 - 1,425
• 5 Stars	2,554 - 3,065	2,653 - 3,290	2,363 - 2,744	2,353 - 2,649	2,315 - 2,889	N/A	1,614 - 2,099	2,444 - 2,667	2,491 - 3,141	1,805 - 2,390	6,050 - 6,600	1,802 - 2,410	1,532 - 1,639

INDUSTRIAL

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
	B\$ 1.35		RMB 6.45			HK\$ 7.82	INR 75	IDR 14,860	KRW 1,300	PHP 50	SGD\$ 1.32	THB 35.03	VND 23,100
• Light Duty Factory	467 - 561	459 - 574	403 - 500	401 - 498	473 - 546	2,300 - 3,050	472 - 624	397 - 432	729 - 924	N/A	1,200 - 1,400	484 - 611	440 - 493
• Warehouse	509 - 611	469 - 597	322 - 400	321 - 398	407 - 515	N/A	283 - 407	430 - 474	830 - 1,114	300 - 625	1,800 - 2,000	423 - 487	225 - 278

CARPARKS

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
	B\$ 1.35		RMB 6.45			HK\$ 7.82	INR 75	IDR 14,860	KRW 1,300	PHP 50	SGD\$ 1.32	THB 35.03	VND 23,100
• Basement (< 3 levels)	354 - 426	786 - 1,098	494 - 793	427 - 600	675 - 750	3,160 - 3,910	231 - 326	611 - 751	964 - 1,134	530 - 710	1,500 - 1,900	553 - 733	707 - 761
• Multi-storey/ Above ground (< 4 levels)	237 - 284	461 - 572	392 - 498	403 - 504	471 - 547	1,720 - 2,030	195 - 243	397 - 432	692 - 941	390 - 480	900 - 1,200	187 - 248	440 - 482

OTHERS

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGLORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
International School (Private)	B\$ 1.35		RMB 6.45			HK\$ 7.82	INR 75	IDR 14,860	KRW 1,300	PHP 50	SGD\$ 1.32	THB 35.03	VND 23,100
• Primary & Secondary	1,246 - 1,516	590 - 758	392 - 431	451 - 499	471 - 613	N/A	422 - 585	505 - 577	N/A	1,100 - 1,330	3,200 - 3,600	671 - 987	600 - 654
• Student Residence	1,064 - 1,277	440 - 600	381 - 471	389 - 483	306 - 475	3,100 - 3,410	449 - 558	503 - 575	1,369 - 1,648	800 - 1,005	N/A	N/A	547 - 600
Sports clubs, Multipurpose sports / leisure centres (Dry sports)	1,075 - 1,290	1,013 - 1,244	824 - 1,012	851 - 1,045	806 - 1,153	4,050 - 4,520	626 - 759	1,238 - 1,857	N/A	910 - 1,110	N/A	N/A	1,318 - 1,425
General Hospital (Private)													
• Average Standard	1,728 - 2,074	1,549 - 1,999	1,260 - 1,627	1,252 - 1,616	1,059 - 1,643	N/A	625 - 775	956 - 1,061	N/A	1,280 - 1,540	N/A	923 - 1,225	N/A
• High End Standard	2,247 - 2,696	1,859 - 2,399	1,512 - 1,952	1,503 - 1,939	1,271 - 2,072	N/A	902 - 1,035	1,053 - 1,172	N/A	N/A	N/A	923 - 1,225	N/A
Golf Course	11.11 mil* - 15.21 mil*	N/A	N/A	N/A	N/A	N/A	0.83 mil* - 1.02 mil*	N/A	N/A	N/A	N/A	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 liQ shaQs, 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 formaon 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
 - China
 - Hong Kong
 - Indonesia
 - Philippines
 - Thailand
- Golf Course : * denotes USD\$ in million per golf course
 - Rates are exclusive of contingencies
 - Schools (primary and secondary) are of public authority standard, no a/c and complete with basic external works
 - Rates are exclusive of contingencies
 - Rates exclude VAT and contingencies
 - 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
 - Rates area exclusive of VAT and contingencies
 - Resorts is based on projects located on Phuket Island only