

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\$ 1.33		RMB 6.45			HK\$ 7.85	INR 80	IDR 15,538	KRW 1,300	PHP 55	SGD\$ 1.33	THB 33.84	VND 23,290
• Average Standard	722 - 865	1,057 - 1,165	753 - 829	798 - 949	798 - 883	N/A	328 - 396	478 - 516	1,473 - 1,800	N/A	2,500 - 2,750	N/A	N/A
• High End Standard	938 - 1,125	2,387 - 2,601	1,213 - 1,327	1,290 - 1,625	1,931 - 2,217	N/A	491 - 629	N/A	1,813 - 2,148	N/A	3,900 - 4,050	N/A	N/A
Mid Rise (5 to 12 floors under)													
• Average Standard	705 - 846	880 - 971	628 - 691	665 - 791	665 - 736	N/A	448 - 545	622 - 663	1,530 - 1,856	637 - 764	2,750 - 2,950	559 - 684	547 - 630
• High End Standard	916 - 1,099	1,989 - 2,167	1,011 - 1,106	1,075 - 1,354	1,609 - 1,848	N/A	586 - 710	N/A	1,870 - 2,250	773 - 955	4,100 - 4,250	990 - 1,116	742 - 799
High Rise (13 floors and above)													
• Average Standard	1,301 - 1,560	734 - 809	523 - 747	554 - 659	635 - 706	2,660 - 3,320	524 - 655	886 - 1,004	1,575 - 1,912	773 - 995	2,950 - 3,150	728 - 869	552 - 597
• High End Standard	1,691 - 2,029	1,658 - 1,806	1,196 - 1,304	1,091 - 1,189	1,341 - 1,568	3,800 - 4,800	805 - 944	1,218 - 1,375	1,927 - 2,295	964 - 1,364	4,300 - 4,450	1,031 - 1,172	1,024 - 1,079
Terrace Houses													
• Average Standard	409 - 491	1,189 - 1,306	858 - 943	783 - 859	1,065 - 1,141	3,900 - 4,600	562 - 655	470 - 612	N/A	800 - 982	4,000 - 5,000	N/A	574 - 630
Detached Houses													
• High End Standard	869 - 1,043	2,324 - 2,432	1,678 - 1,755	1,615 - 1,689	2,091 - 2,205	4,650 - 6,850	667 - 763	1,275 - 1,424	2,516 - 3,228	1,646 - 3,346	5,000 - 6,000	690 - 971	922 - 1,035

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\$ 1.33		RMB 6.45			HK\$ 7.85	INR 80	IDR 15,538	KRW 1,300	PHP 55	SGD\$ 1.33	THB 33.84	VND 23,290
• Average Standard	876 - 1,052	932 - 1,233	766 - 1,006	757 - 951	774 - 1,051	N/A	409 - 450	874 - 968	1,383 - 1,856	N/A	3,100 - 3,450	677 - 802	N/A
• Prestige Standard	1,139 - 1,367	1,209 - 1,509	977 - 1,289	924 - 1,240	1,035 - 1,727	N/A	465 - 552	1,372 - 1,518	1,621 - 2,058	N/A	3,500 - 4,000	861 - 987	N/A
High Rise (13 floors and above)													
• Average Standard	963 - 1,156	932 - 1,233	776 - 1,035	757 - 961	774 - 1,051	3,000 - 3,500	509 - 590	874 - 968	1,473 - 1,912	682 - 891	3,500 - 4,000	861 - 974	821 - 877
• Prestige Standard	1,251 - 1,502	1,209 - 1,509	1,068 - 1,289	1,075 - 1,281	1,043 - 1,727	3,520 - 4,350	631 - 947	1,372 - 1,518	1,723 - 2,215	955 - 1,182	4,000 - 4,500	983 - 1,167	1,147 - 1,316

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\$ 1.33		RMB 6.45			HK\$ 7.85	INR 80	IDR 15,538	KRW 1,300	PHP 55	SGD\$ 1.33	THB 33.84	VND 23,290
• Average Standard	828 - 992	692 - 929	704 - 800	709 - 795	590 - 804	3,190 - 3,750	499 - 610	753 - 834	1,723 - 1,912	473 - 719	3,000 - 3,500	613 - 802	687 - 742
• High End Standard	1,182 - 1,418	924 - 1,654	788 - 1,430	781 - 1,415	787 - 1,481	4,150 - 4,800	624 - 765	829 - 898	1,927 - 2,452	737 - 910	4,000 - 4,500	913 - 1,048	1,091 - 1,147

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\$ 1.33		RMB 6.45			HK\$ 7.85	INR 80	IDR 15,538	KRW 1,300	PHP 55	SGD\$ 1.33	THB 33.84	VND 23,290
• Budget : 3 Stars	1,140 - 1,368	1,031 - 1,255	928 - 1,020	942 - 1,000	874 - 1,085	3,960 - 4,440	776 - 919	1,520 - 1,794	1,825 - 2,103	910 - 1,182	4,000 - 4,400	1,092 - 1,218	1,035 - 1,147
• Business : 4 / 5 Stars	1,520 - 1,824	1,181 - 2,248	1,006 - 2,137	980 - 2,142	1,046 - 1,943	4,200 - 4,800	933 - 1,102	2,069 - 2,233	2,165 - 2,946	1,364 - 1,591	4,300 - 4,700	1,454 - 1,661	1,384 - 1,496
• Luxury (upmarket) : 5-Stars	1,899 - 2,280	2,246 - 2,684	2,033 - 2,234	2,114 - 2,531	1,859 - 2,403	4,770 - 5,780	1,546 - 1,829	2,192 - 2,473	2,811 - 3,329	1,637 - 2,000	5,500 - 6,000	1,692 - 1,843	1,609 - 1,721
Resort													
• 3 Stars	1,710 - 2,052	1,237 - 1,506	1,114 - 1,224	1,131 - 1,200	1,049 - 1,302	N/A	821 - 975	2,270 - 2,437	N/A	N/A	4,400 - 4,840	1,173 - 1,293	1,035 - 1,147
• 4 Stars	2,052 - 2,462	1,417 - 2,698	1,207 - 2,395	1,176 - 2,416	1,255 - 2,332	N/A	987 - 1,113	2,409 - 2,720	2,017 - 2,822	1,546 - 1,819	4,730 - 5,170	1,529 - 1,767	1,384 - 1,496
• 5 Stars	2,462 - 2,954	2,597 - 3,221	2,309 - 2,681	2,318 - 2,610	2,311 - 2,883	N/A	1,619 - 2,105	2,507 - 2,735	2,516 - 3,173	1,864 - 2,273	6,050 - 6,600	1,826 - 2,442	1,608 - 1,721

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\$ 1.33		RMB 6.45			HK\$ 7.85	INR 80	IDR 15,538	KRW 1,300	PHP 55	SGD\$ 1.33	THB 33.84	VND 23,290
• Light Duty Factory	450 - 540	449 - 562	394 - 489	395 - 490	472 - 545	2,300 - 3,050	476 - 630	407 - 442	737 - 934	N/A	1,200 - 1,400	491 - 619	462 - 517
• Warehouse	491 - 589	459 - 584	315 - 391	316 - 392	406 - 514	N/A	286 - 411	440 - 486	839 - 1,125	291 - 600	1,800 - 2,000	429 - 494	237 - 292

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\$ 1.33		RMB 6.45			HK\$ 7.85	INR 80	IDR 15,538	KRW 1,300	PHP 55	SGD\$ 1.33	THB 33.84	VND 23,290
• Basement (< 3 levels)	341 - 410	770 - 1,075	483 - 775	420 - 591	674 - 748	3,160 - 3,910	233 - 328	627 - 769	973 - 1,145	491 - 655	1,500 - 1,900	560 - 743	742 - 799
• Multi-storey/ Above ground (< 4 levels)	228 - 274	451 - 560	383 - 487	397 - 497	470 - 546	1,720 - 2,030	196 - 245	407 - 442	699 - 951	364 - 455	900 - 1,200	189 - 251	461 - 506

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\$ 1.33		RMB 6.45			HK\$ 7.85	INR 80	IDR 15,538	KRW 1,300	PHP 55	SGD\$ 1.33	THB 33.84	VND 23,290
• Primary & Secondary	1,218 - 1,461	578 - 742	383 - 422	444 - 491	470 - 612	N/A	423 - 587	518 - 591	N/A	1,046 - 1,273	3,200 - 3,600	680 - 1,000	630 - 686
• Student Residence	1,025 - 1,230	431 - 587	373 - 460	383 - 476	306 - 474	3,100 - 3,410	450 - 560	516 - 589	1,383 - 1,665	773 - 995	N/A	N/A	574 - 630
Sports clubs, Multipurpose sports / leisure centres (Dry sports)	1,036 - 1,243	991 - 1,218	805 - 989	838 - 1,030	804 - 1,151	4,050 - 4,520	628 - 761	1,270 - 1,904	N/A	873 - 1,073	N/A	N/A	1,384 - 1,496
General Hospital (Private)													
• Average Standard	1,666 - 1,999	1,516 - 1,957	1,231 - 1,589	1,233 - 1,592	1,057 - 1,640	N/A	627 - 777	981 - 1,089	N/A	1,210 - 1,455	N/A	935 - 1,241	N/A
• High End Standard	2,165 - 2,598	1,820 - 2,348	1,478 - 1,907	1,480 - 1,910	1,269 - 2,068	N/A	905 - 1,038	1,081 - 1,202	N/A	N/A	N/A	1,515 - 2,005	N/A
Golf Course	10.71 mil* - 14.66 mil*	N/A	N/A	N/A	N/A	N/A	0.85 mil* - 1.05 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 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 necessarily 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 are exclusive of VAT and contingencies
 - Resorts is based on projects located on Phuket Island only