

RESIDENTIAL

TYPE	BRUNEI		CHINA				INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	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 7.15			HK\$ 7.85	INR 80	IDR 15,063	KRW 1,300	PHP 55	SGD\$ 1.37	THB 36.30	VND 24,140
• Average Standard	733 - 878	1,039 - 1,146	742 - 816	789 - 938	792 - 877	N/A	332 - 399	489 - 528	1,487 - 1,817	N/A	2,510 - 2,760	N/A	N/A
• High End Standard	952 - 1,142	2,347 - 2,558	1,194 - 1,307	1,276 - 1,607	1,917 - 2,201	N/A	496 - 635	N/A	1,831 - 2,169	N/A	3,920 - 4,070	N/A	N/A
Mid Rise (5 to 12 floors under)													
• Average Standard	715 - 858	866 - 955	618 - 680	658 - 782	660 - 731	N/A	452 - 551	637 - 679	1,545 - 1,874	630 - 760	2,760 - 2,960	521 - 638	549 - 680
• High End Standard	930 - 1,116	1,956 - 2,132	995 - 1,089	1,063 - 1,340	1,598 - 1,834	N/A	592 - 717	N/A	1,888 - 2,272	760 - 960	4,120 - 4,270	923 - 1,040	780 - 884
High Rise (13 floors and above)													
• Average Standard	1,320 - 1,584	722 - 796	515 - 736	548 - 652	630 - 701	2,860 - 3,570	529 - 661	907 - 1,027	1,590 - 1,931	770 - 980	2,960 - 3,160	679 - 810	581 - 721
• High End Standard	1,717 - 2,060	1,630 - 1,776	1,178 - 1,284	1,079 - 1,176	1,331 - 1,557	4,090 - 5,160	813 - 953	1,245 - 1,406	1,946 - 2,317	980 - 1,380	4,320 - 4,470	962 - 1,092	913 - 1,231
Terrace Houses													
• Average Standard	416 - 498	1,170 - 1,284	845 - 928	774 - 850	1,058 - 1,133	4,190 - 4,950	568 - 661	481 - 626	N/A	800 - 980	4,020 - 5,020	N/A	576 - 669
Detached Houses													
• High End Standard	883 - 1,059	2,286 - 2,391	1,652 - 1,728	1,597 - 1,671	2,076 - 2,189	5,000 - 7,400	673 - 771	1,303 - 1,457	2,540 - 3,259	1,630 - 3,360	5,020 - 6,020	643 - 905	836 - 939

OFFICE

TYPE	BRUNEI		CHINA				INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	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 7.15			HK\$ 7.85	INR 80	IDR 15,063	KRW 1,300	PHP 55	SGD\$ 1.37	THB 36.30	VND 24,140
• Average Standard	890 - 1068	917 - 1,212	755 - 991	749 - 941	769 - 1,043	N/A	411 - 453	894 - 991	1,396 - 1,874	N/A	3,110 - 3,470	631 - 748	629 - 847
• Prestige Standard	1,156 - 1,388	1,189 - 1,484	962 - 1,269	914 - 1,227	1,028 - 1,714	N/A	468 - 555	1,401 - 1,550	1,637 - 2,078	N/A	3,520 - 4,020	803 - 920	784 - 1,056
High Rise (13 floors and above)													
• Average Standard	977 - 1,173	917 - 1,212	764 - 1,019	749 - 950	769 - 1,043	3,200 - 3,800	511 - 593	894 - 991	1,487 - 1,931	730 - 900	3,520 - 4,020	803 - 908	756 - 865
• Prestige Standard	1,270 - 1,525	1,189 - 1,484	1,052 - 1,269	1,064 - 1,267	1,035 - 1,714	3,800 - 4,650	635 - 952	1,401 - 1,550	1,740 - 2,226	1,030 - 1,200	4,020 - 4,520	916 - 1,088	871 - 1,174

RETAIL

TYPE	BRUNEI		CHINA				INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
	B\$ 1.35		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,063	KRW 1,300	PHP 55	SGD\$ 1.37	THB 36.30	VND 24,140
• Average Standard	840 - 1,007	681 - 914	693 - 788	702 - 786	586 - 798	3,420 - 4,050	508 - 621	772 - 855	1,740 - 1,931	470 - 730	3,010 - 3,520	572 - 748	637 - 779
• High End Standard	1,199 - 1,439	908 - 1,627	775 - 1,408	773 - 1,399	781 - 1,470	4,500 - 5,200 up	635 - 778	848 - 919	1,946 - 2,476	740 - 920	4,020 - 4,520	851 - 977	797 - 974

HOTEL

TYPE	BRUNEI		CHINA				INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
City Hotel	B\$ 1.35		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,063	KRW 1,300	PHP 55	SGD\$ 1.37	THB 36.30	VND 24,140
• Budget : 3 Stars	1,157 - 1,389	1,014 - 1,234	914 - 1,005	932 - 989	868 - 1,077	4,260 - 4,730	790 - 935	1,555 - 1,836	1,843 - 2,123	950 - 1,190	4,020 - 4,420	1,018 - 1,135	1,201 - 1,453
• Business : 4 / 5 Stars	1,543 - 1,852	1,161 - 2,211	991 - 2,104	969 - 2,118	1,039 - 1,929	4,520 - 5,160	949 - 1,122	2,115 - 2,284	2,186 - 2,975	1,390 - 1,520	4,320 - 4,720	1,356 - 1,548	1,383 - 1,674
• Luxury (upmarket) : 5-Stars	1,928 - 2,314	2,209 - 2,640	2,002 - 2,200	2,091 - 2,503	1,845 - 2,385	5,130 - 6,200 up	1,573 - 1,862	2,239 - 2,525	2,838 - 3,361	1,710 - 2,000	5,520 - 6,020	1,577 - 1,718	1,789 - 2,123
Resort													
• 3 Stars	1,736 - 2,083	1,217 - 1,481	1,097 - 1,206	1,118 - 1,186	1,042 - 1,292	N/A	836 - 992	2,316 - 2,486	N/A	N/A	4,420 - 4,860	1,094 - 1,205	1,261 - 1,525
• 4 Stars	2,083 - 2,499	1,393 - 2,653	1,189 - 2,358	1,163 - 2,389	1,246 - 2,315	N/A	1,004 - 1,133	2,457 - 2,775	2,037 - 2,849	1,600 - 1,750	4,750 - 5,190	1,426 - 1,648	1,452 - 1,757
• 5 Stars	2,499 - 2,999	2,554 - 3,168	2,273 - 2,640	2,292 - 2,581	2,294 - 2,862	N/A	1,647 - 2,142	2,557 - 2,790	2,540 - 3,204	1,970 - 2,300	6,070 - 6,620	1,703 - 2,277	1,879 - 2,230

INDUSTRIAL

TYPE	BRUNEI		CHINA				INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
	B\$ 1.35		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,063	KRW 1,300	PHP 55	SGD\$ 1.37	THB 36.30	VND 24,140
• Light Duty Factory	457 - 548	442 - 552	388 - 481	391 - 485	469 - 541	2,480 - 3,300	477 - 630	418 - 454	744 - 934	N/A	1,210 - 1,410	460 - 579	352 - 460
• Warehouse	498 - 598	451 - 574	310 - 385	313 - 388	403 - 511	N/A	286 - 411	452 - 499	847 - 1,136	300 - 610	1,810 - 2,010	402 - 463	263 - 321

CARPARKS

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH
Cost per Square Metre Construction Floor Area (USD / m2 CFA)													
	B\$ 1.35		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,063	KRW 1,300	PHP 55	SGD\$ 1.37	THB 36.30	VND 24,140
• Basement (< 3 levels)	346 - 417	757 - 1,075	475 - 763	416 - 585	669 - 743	3,400- 4,200	227 - 321	643 - 790	982 - 1,156	500 - 650	1,510 - 1,910	522 - 693	639 - 754
• Multi-storey/ Above ground (< 4 levels)	231 - 278	444 - 550	377 - 479	393 - 491	467 - 542	1,850 - 2,200	192 - 239	418 - 454	706 - 960	360 - 460	910 - 1,210	176- 234	412 - 446

OTHERS

TYPE	BRUNEI			CHINA			INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA	HONG KONG	BANGALORE	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 7.15			HK\$ 7.85	INR 80	IDR 15,063	KRW 1,300	PHP 55	SGD\$ 1.37	THB 36.30	VND 24,140
• Primary & Secondary	1,237 - 1,483	568 - 730	377 - 415	440 - 486	467 - 607	N/A	431 - 597	532 - 607	N/A	1,060 - 1,280	3,620 - 3,210	634 - 933	568 - 695
• Student Residence	1,041- 1,249	424 - 577	367 - 453	379 - 470	303 - 471	3,330 - 3,670	458 - 570	528 - 603	1,396 - 1,681	770 - 980	N/A	N/A	542 - 688
Sports clubs, Multipurpose sports / leisure centres (Dry sports)	1,052- 1,262	975 - 1,198	793 - 974	829 - 1,018	798 - 1,143	4,360 - 4,860	639 - 775	1,296 - 1,944	N/A	880 - 1,070	N/A	N/A	1,093 - 1,336
General Hospital (Private)													
• Average Standard	1,691- 2,029	1,491 - 1,925	1,212 - 1,565	1,220 - 1,574	1,050 - 1,628	N/A	638 - 791	998 - 1,109	N/A	1,210 - 1,480	N/A	872 - 1,157	868 - 1,018
• High End Standard	2,198 - 2,637	1,789 - 2,309	1,455 - 1,878	1,464 - 1,889	1,259- 2,053	N/A	921 - 1,056	1,100 - 1,224	N/A	N/A	N/A	1,412 - 1,869	1,210 - 1,496
Golf Course	10.87 mil* - 14.88 mil*	N/A	N/A	N/A	N/A	N/A	0.87 mil* - 1.08 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 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 are exclusive of VAT and contingencies
 - Resorts is based on projects located on Phuket Island only