

**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
<b>Cost per Square Metre Construction Floor Area (USD / m2 CFA)</b>													
	B\$ 1.34		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,703	KRW 1,300	PHP 55	SGD\$ 1.35	THB 36.20	VND 25,153
<b>Low Rise (4 floors or under)</b>													
• Average Standard	720 - 863	1,030 - 1,206	732- 805	771 - 916	792 - 877	N/A	339 - 408	469 - 506	1,504 - 1,838	N/A	2,510 - 2,760	N/A	N/A
• High End Standard	935 - 1,122	2,236- 2,691	1,178- 1,289	1,246 - 1,570	1,917 - 2,201	N/A	506 - 648	N/A	1,851 - 2,193	N/A	3,920 - 4,070	N/A	N/A
<b>Mid Rise (5 to 12 floors under)</b>													
• Average Standard	703 - 843	858 - 1,005	610 - 671	642 - 764	660 - 731	N/A	462 - 562	613 - 654	1,562 - 1,895	630 - 760	2,760 - 2,960	522 - 641	530 - 657
• High End Standard	914 - 1,097	1,938 - 2,243	981- 1,074	1,038- 1,308	1,598 - 1,834	N/A	605 - 732	N/A	1,909- 2,297	770 - 970	4,120 - 4,270	925 - 1,044	754 - 854
<b>High Rise (13 floors and above)</b>													
• Average Standard	1,297 - 1,556	715 -837	508 - 726	535 - 636	630 - 701	3,100 - 3,570	541 - 675	875 - 993	1,608 - 1,952	770 - 980	2,960 - 3,160	681 - 815	561 - 696
• High End Standard	1,687 - 2,024	1,615 - 1,869	1,162 - 1,266	1,053 - 1,148	1,331 - 1,557	4,500 - 5,160	829 - 972	1,205 - 1,361	1,967- 2,243	990 - 1,400	4,320 - 4,470	964 - 1,097	882 - 1,189
<b>Terrace Houses</b>													
• Average Standard	409 - 489	1,159 - 1,351	834 - 916	756 - 830	1,058 - 1,133	4,190- 5,150	580- 675	429- 562	N/A	800 - 970	4,020 - 5,020	N/A	554 - 643
<b>Detached Houses</b>													
• High End Standard	867 - 1,040	2,265- 2,516	1,629 - 1,704	1,559 - 1,631	2,076 - 2,189	5,520- 7,400	687- 787	1,262 - 1,410	2,569 - 3,296	1,630 - 3,400	5,020 - 6,020	645 - 907	803 - 903

**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
<b>Cost per Square Metre Construction Floor Area (USD / m2 CFA)</b>													
	B\$ 1.34		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,703	KRW 1,300	PHP 55	SGD\$ 1.35	THB 36.20	VND 25,153
<b>Mid Rise (5 to 12 floors)</b>													
• Average Standard	874 - 1049	908 - 1,276	744 - 977	731 - 919	769 - 1,043	N/A	420 - 453	863 - 957	1,412- 1,895	N/A	3,110 - 3,470	633 - 751	607 - 818
• Prestige Standard	1,136 - 1,364	1,179 - 1,561	949 - 1,251	892 - 1,198	1,028 - 1,714	N/A	478 - 567	1,358 - 1,502	1,655 - 2,101	N/A	3,520 - 4,020	805 - 923	757 - 1,021
<b>High Rise (13 floors and above)</b>													
• Average Standard	960 - 1,153	908 - 1,276	754 - 1,005	731 - 928	769 - 1,043	3,600 - 4,150	522 - 606	863 - 957	1,504 - 1,952	735 - 900	3,520 - 4,020	815 - 912	730 - 835
• Prestige Standard	1,248 - 1,498	1,179- 1,561	1,037 - 1,251	1,039 - 1,237	1,035 - 1,714	4,100- 4,650	648 - 972	1,358 - 1,502	1,759 - 2,251	1,020 - 1,200	4,020 - 4,520	925 - 1,091	842 - 1,134

**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
<b>Cost per Square Metre Construction Floor Area (USD / m2 CFA)</b>													
	B\$ 1.34		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,703	KRW 1,300	PHP 55	SGD\$ 1.35	THB 36.20	VND 25,153
• Average Standard	826 - 990	675 - 961	684 - 777	685 - 768	586 - 799	3,420 - 4,050	514 - 628	744 - 824	1,759 - 1,952	500 - 740	3,010 - 3,520	573 - 751	615 - 753
• High End Standard	1,179 - 1,414	900 - 1,712	765 - 1,389	755 - 1,367	781 - 1,470	4,500 - 5,200 up	642 - 787	818 - 887	1,967 - 2,503	750 - 920	4,020 - 4,520	854 - 981	770 - 941

**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
<b>Cost per Square Metre Construction Floor Area (USD / m2 CFA)</b>													
	B\$ 1.34		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,703	KRW 1,300	PHP 55	SGD\$ 1.35	THB 36.20	VND 25,153
<b>City Hotel</b>													
• Budget : 3 Stars	1,137 - 1,365	1,005 - 1,299	902 - 991	910 - 965	868 - 1,077	4,260 - 4,730	799 - 945	1,506 - 1,779	1,863 - 2,147	970 - 1,140	4,020 - 4,420	1,021 - 1,138	1,161 - 1,405
• Business : 4 / 5 Stars	1,516 - 1,819	1,151 - 2,326	977 - 2,075	947 - 2,069	1,039 - 1,929	4,520 - 5,160	959 - 1,134	2,051 - 2,215	2,210 - 3,008	1,410 - 1,540	4,320 - 4,720	1,367 - 1,671	1,338 - 1,619
• Luxury (upmarket) : 5-Stars	1,895 - 2,274	2,188 - 2,778	1,974 - 2,170	2,042 - 2,445	1,845 - 2,386	5,720 - 6,200 up	1,589 - 1,881	2,173 - 2,388	2,870 - 3,399	1,730 - 2,030	5,520 - 6,020	1,616 - 1,796	1,731 - 2,054
<b>Resort</b>													
• 3 Stars	1,706 - 2,047	1,206 - 1,558	1,082 - 1,189	1,092 - 1,159	1,042 - 1,293	N/A	845 - 1,003	2,249 - 2,415	N/A	N/A	4,420 - 4,860	1,097 - 1,211	1,219 - 1,475
• 4 Stars	2,047 - 2,455	1,381 - 2,791	1,172 - 2,326	1,136 - 2,333	1,246 - 2,315	N/A	1,015 - 1,145	2,387 - 2,696	2,059 - 2,881	1,620 - 1,771	4,750 - 5,190	1,430 - 1,652	1,405 - 1,700
• 5 Stars	2,455 - 2,947	2,531 - 3,333	2,242 - 2,604	2,238 - 2,521	2,294 - 2,863	N/A	1,664 - 2,164	2,484 - 2,710	2,569 - 3,240	1,980 - 2,340	6,070 - 6,620	1,707 - 2,293	1,818 - 2,157

**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
<b>Cost per Square Metre Construction Floor Area (USD / m2 CFA)</b>													
	B\$ 1.34		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,703	KRW 1,300	PHP 55	SGD\$ 1.35	THB 36.20	VND 25,153
• Light Duty Factory	449 - 539	438 - 581	382 - 474	381 - 473	469 - 541	2,480 - 3,300	487 - 644	412 - 448	752 - 954	N/A	1,210 - 1,410	461 - 580	340 - 444
• Warehouse	489 - 587	447 - 604	306 - 380	305 - 379	403 - 511	N/A	295 - 424	445 - 491	857 - 1,149	295 - 615	1,810 - 2,010	403 - 464	254 - 310

## 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
<b>Cost per Square Metre Construction Floor Area (USD / m2 CFA)</b>													
	B\$ 1.34		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,703	KRW 1,300	PHP 55	SGD\$ 1.35	THB 36.20	VND 25,153
• Basement (< 3 levels)	340 - 409	750 - 1,112	469 - 753	406 - 571	669 - 743	3,400 - 4,200	236 - 332	618 - 760	993 - 1,169	530 - 680	1,510 - 1,910	552 - 695	617 - 728
• Multi-storey/ Above ground (< 4 levels)	227 - 273	440 - 579	372 - 473	383 - 480	467 - 542	1,850 - 2,200	199 - 228	399 - 435	714 - 971	365 - 465	910 - 1,210	207 - 235	398 - 431

## 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
<b>Cost per Square Metre Construction Floor Area (USD / m2 CFA)</b>													
	B\$ 1.34		RMB 7.15			HK\$ 7.85	INR 80	IDR 15,703	KRW 1,300	PHP 55	SGD\$ 1.35	THB 36.20	VND 25,153
International School (Private)													
• Primary & Secondary	1,215 - 1,458	563 - 768	372 - 409	429 - 474	467 - 607	N/A	436 - 604	509 - 583	N/A	1,060 - 1,290	3,620 - 3,210	635 - 939	549 - 671
• Student Residence	1,022 - 1,227	420 - 608	362 - 447	370 - 459	303 - 471	3,330 - 3,670	464 - 576	507 - 580	1,412 - 1,700	770 - 990	N/A	N/A	523 - 664
Sports clubs, Multipurpose sports / leisure centres (Dry sports)	1,033 - 1,240	966 - 1,260	782 - 960	810 - 994	798 - 1,143	4,360 - 4,860	646 - 783	1,262 - 1,893	N/A	880 - 1,080	N/A	N/A	1,056 - 1,290
General Hospital (Private)													
• Average Standard	1,661 - 1,994	1,478 - 2,025	1,196 - 1,543	1,191 - 1,537	1,050 - 1,628	N/A	645 - 800	967 - 1,074	N/A	1,220 - 1,500	N/A	874 - 1,160	838 - 983
• High End Standard	2,160 - 2,592	1,773 - 2,430	1,435 - 1,852	1,430 - 1,845	1,259 - 2,053	N/A	931 - 1,068	1,066 - 1,186	N/A	N/A	N/A	1,416 - 1,874	1,168 - 1,445
Golf Course	10.68 mil* - 14.47 mil*	N/A	N/A	N/A	N/A	N/A	0.92 mil* - 1.13 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