

**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\$ 1.35		RMB 7.15			HK\$ 7.85	INR 82	IDR 16,337.33	KRW 1,300	PHP 58	SGD\$ 1.30	THB 36.60	VND 25,461
<b>Low Rise (4 floors or under)</b>													
• Average Standard	725 - 870	1,011 - 1,184	715- 787	763 - 907	784 - 868	N/A	341 - 411	454 - 490	1,516 - 1,852	N/A	2,510 - 2,760	N/A	N/A
• High End Standard	942 - 1,131	2,284- 2,643	1,152- 1,260	1,233 - 1,554	1,898 - 2,180	N/A	510 - 653	N/A	1,866 - 2,211	N/A	3,920 - 4,070	N/A	N/A
<b>Mid Rise (5 to 12 floors under)</b>													
• Average Standard	708 - 850	843 - 987	596 - 656	636 - 756	654 - 724	N/A	465 - 566	594 - 634	1,575 - 1,910	600 - 910	2,760 - 2,960	516 - 634	528 - 654
• High End Standard	921 - 1,105	1,903 - 2,202	960- 1,050	1,028- 1,295	1,582 - 1,816	N/A	609 - 737	N/A	1,925 - 2,316	770 - 970	4,120 - 4,270	915 - 1,033	750 - 850
<b>High Rise (13 floors and above)</b>													
• Average Standard	1,307 - 1,568	702 -822	497 - 710	530 - 630	624 - 694	3,100 - 3,570	545 - 680	848 - 962	1,621 - 1,968	730 - 1,320	2,960 - 3,160	673 - 806	559 - 694
• High End Standard	1,700 - 2,039	1,586 - 1,835	1,136 - 1,238	1,043 - 1,136	1,318 - 1,542	4,500 - 5,160	835 - 978	1,168 - 1,320	1,983 - 2,362	990 - 1,400	4,320 - 4,470	954 - 1,085	879 - 1,185
<b>Terrace Houses</b>													
• Average Standard	412 - 493	1,138 - 1,327	815 - 895	748 - 822	1,047 - 1,121	4,190- 5,150	584- 680	413- 540	N/A	800 - 970	4,020 - 5,020	N/A	550 - 639
<b>Detached Houses</b>													
• High End Standard	874 - 1,048	2,224- 2,471	1,593 - 1,667	1,544 - 1,615	2,056 - 2,168	5,520- 7,400	692- 793	1,224 - 1,367	2,589 - 3,322	1,550 - 3,200	5,020 - 6,020	638 - 898	797 - 897

**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\$ 1.35		RMB 7.15			HK\$ 7.85	INR 82	IDR 16,337.33	KRW 1,300	PHP 58	SGD\$ 1.30	THB 36.60	VND 25,461
<b>Mid Rise (5 to 12 floors)</b>													
• Average Standard	881 - 1057	892 - 1,253	728 - 955	724 - 909	761 - 1,033	N/A	424 - 467	863 - 927	1,423- 1,910	N/A	3,110 - 3,470	626 - 743	606 - 817
• Prestige Standard	1,144 - 1,374	1,157 - 1,533	928 - 1,224	883 - 1,186	1,018 - 1,697	N/A	482 - 572	1,318 - 1,458	1,668 - 2,118	N/A	3,520 - 4,020	796 - 913	756 - 1,018
<b>High Rise (13 floors and above)</b>													
• Average Standard	967 - 1,162	892 - 1,253	737 - 983	724 - 919	761 - 1,033	3,600 - 4,150	527 - 611	836 - 927	1,516 - 1,968	540 - 1,020	3,520 - 4,020	806 - 902	729 - 834
• Prestige Standard	1,257 - 1,509	1,157- 1,533	1,015 - 1,251	1,028 - 1,225	1,025 - 1,697	4,100- 4,650	654 - 981	1,318 - 1,458	1,773 - 2,269	690 - 1,140	4,020 - 4,520	915 - 1,079	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\$ 1.35		RMB 7.15			HK\$ 7.85	INR 82	IDR 16,337.33	KRW 1,300	PHP 58	SGD\$ 1.30	THB 36.60	VND 25,461
• Average Standard	832 - 997	662 - 944	669 - 760	678 - 760	580 - 791	3,420 - 4,050	519 - 634	720 - 798	1,773 - 1,968	450 - 690	3,010 - 3,520	567 - 743	615 - 752
• High End Standard	1,188 - 1,425	884 - 1,681	748 - 1,359	747 - 1,353	774 - 1,456	4,500 - 5,200 up	648 - 794	792 - 859	1,983 - 2,524	500 - 870	4,020 - 4,520	844 - 970	769 - 939

**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\$ 1.35		RMB 7.15			HK\$ 7.85	INR 82	IDR 16,337.33	KRW 1,300	PHP 58	SGD\$ 1.30	THB 36.60	VND 25,461
<b>City Hotel</b>													
• Budget : 3 Stars	1,146 - 1,375	987 - 1,275	882 - 969	901 - 956	859 - 1,066	4,260 - 4,730	806 - 954	1,459 - 1,723	1,878 - 2,164	780 - 1,150	4,020 - 4,420	1,010 - 1,126	1,156 - 1,399
• Business : 4 / 5 Stars	1,527 - 1,833	1,130 - 2,284	955 - 2,029	937 - 2,048	1,028 - 1,910	4,520 - 5,160	968 - 1,144	1,989 - 2,148	2,228 - 3,032	900 - 1,320	4,320 - 4,720	1,352 - 1,653	1,332 - 1,611
• Luxury (upmarket) : 5-Stars	1,909 - 2,291	2,149 - 2,728	1,931 - 2,122	2,021 - 2,420	1,827 - 2,362	5,720 - 6,200 up	1,603 - 1,898	2,109 - 2,317	2,893 - 3,426	1,440 - 1,900	5,520 - 6,020	1,598 - 1,776	1,723 - 2,045
<b>Resort</b>													
• 3 Stars	1,718 - 2,062	1,184 - 1,530	1,058 - 1,163	1,081 - 1,147	1,031 - 1,280	N/A	853 - 1,012	2,185 - 2,346	N/A	N/A	4,420 - 4,860	1,085 - 1,198	1,213 - 1,468
• 4 Stars	2,062 - 2,474	1,356 - 2,741	1,146 - 2,275	1,125 - 2,309	1,234 - 2,292	N/A	1,024 - 1,155	2,319 - 2,620	2,076 - 2,904	1,030 - 1,518	4,750 - 5,190	1,414 - 1,634	1,398 - 1,691
• 5 Stars	2,474 - 2,969	2,485 - 3,273	2,193 - 2,546	2,216 - 2,495	2,272 - 2,834	N/A	1,679 - 2,184	2,413 - 2,633	2,589 - 3,266	1,650 - 2,190	6,070 - 6,620	1,688 - 2,268	1,809 - 2,147

**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\$ 1.35		RMB 7.15			HK\$ 7.85	INR 82	IDR 16,337.33	KRW 1,300	PHP 55	SGD\$ 1.30	THB 36.60	VND 25,461
• Light Duty Factory	452 - 543	430 - 571	374 - 464	378 - 469	464 - 535	2,480 - 3,300	493 - 652	398 - 433	758 - 961	N/A	1,210 - 1,410	456 - 574	339 - 443
• Warehouse	493 - 592	439 - 593	299 - 371	302 - 375	399 - 506	N/A	299 - 429	430 - 475	863 - 1,158	280 - 580	1,810 - 2,010	399 - 459	253 - 309

## 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\$ 1.35		RMB 7.15			HK\$ 7.85	INR 82	IDR 16,337.33	KRW 1,300	PHP 58	SGD\$ 1.30	THB 36.60	VND 25,461
• Basement (< 3 levels)	343 - 412	737 - 1,092	459 - 736	402 - 565	663 - 736	3,400 - 4,200	238 - 336	597 - 735	1,001 - 1,178	530 - 680	1,510 - 1,910	546 - 687	615 - 724
• Multi-storey/ Above ground (< 4 levels)	229 - 275	432 - 569	364 - 462	380 - 475	462 - 536	1,850 - 2,200	201 - 251	386 - 421	719 - 979	370 - 470	910 - 1,210	205 - 232	396 - 429

## 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\$ 1.35		RMB 7.15			HK\$ 7.85	INR 82	IDR 16,337.33	KRW 1,300	PHP 58	SGD\$ 1.30	THB 36.60	VND 25,461
<b>International School (Private)</b>													
• Primary & Secondary	1,224 - 1,468	553 - 754	364 - 400	425 - 470	462 - 601	N/A	440 - 609	492 - 563	N/A	1,060 - 1,290	3,620 - 3,210	628 - 929	546 - 668
• Student Residence	1,030 - 1,236	413 - 597	354 - 437	367 - 455	300 - 466	3,330 - 3,670	468 - 581	491 - 561	1,423 - 1,714	770 - 990	N/A	N/A	521 - 661
<b>Sports clubs, Multipurpose sports / leisure centres (Dry sports)</b>													
	1,041 - 1,249	949 - 1,238	765 - 939	802 - 984	791 - 1,131	4,360 - 4,860	652 - 790	1,225 - 1,837	N/A	880 - 1,080	N/A	N/A	1,051 - 1,284
<b>General Hospital (Private)</b>													
• Average Standard	1,674 - 2,009	1,451 - 1,988	1,169 - 1,509	1,179 - 1,522	1,039 - 1,612	N/A	651 - 807	941 - 1,045	N/A	1,220 - 1,500	N/A	865 - 1,148	834 - 978
• High End Standard	2,176 - 2,611	1,741 - 2,386	1,403 - 1,811	1,415 - 1,826	1,247 - 2,033	N/A	939 - 1,077	1,038 - 1,155	N/A	N/A	N/A	1,400 - 1,854	1,162 - 1,438
<b>Golf Course</b>													
	10.76 mil* - 14.58 mil*	N/A	N/A	N/A	N/A	N/A	0.94 mil* - 1.15 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