

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)													
	B\$ 1.32		RMB 7.15			HK\$ 7.85	INR 82	IDR 15,324.80	KRW 1,300	PHP 58	SGD\$ 1.32	THB 32.03	VND 24,812
Low Rise (4 floors or under)													
• Average Standard	709 - 850	1,023 - 1,198	720 - 792	771 - 916	793 - 878	N/A	339 - 408	480 - 517	1,520 - 1,858	N/A	2,510 - 2,760	N/A	N/A
• High End Standard	921 - 1,106	2,311 - 2,674	1,159 - 1,268	1,246 - 1,570	1,918 - 2,202	N/A	506 - 648	N/A	1,871 - 2,217	N/A	3,920 - 4,070	N/A	N/A
Mid Rise (5 to 12 floors under)													
• Average Standard	693 - 831	853 - 998	600 - 660	642 - 764	660 - 731	N/A	462 - 562	626 - 669	1,579 - 1,915	630 - 760	2,760 - 2,960	590 - 731	542 - 672
• High End Standard	900 - 1,080	1,926 - 2,229	966 - 1,057	1,038 - 1,308	1,598 - 1,835	6,800 - 9,000	605 - 732	N/A	1,930 - 2,322	770 - 970	4,120 - 4,270	1,049 - 1,186	771 - 874
High Rise (13 floors and above)													
• Average Standard	1,278 - 1,533	711 - 832	500 - 714	535 - 636	631 - 701	2,980 - 4,200	541 - 675	895 - 1,015	1,625 - 1,973	770 - 980	2,960 - 3,160	770 - 930	574 - 713
• High End Standard	1,662 - 1,994	1,605 - 1,857	1,143 - 1,246	1,053 - 1,148	1,332 - 1,558	7,000 - 11,000	829 - 972	1,231 - 1,391	1,989 - 2,369	990 - 1,400	4,320 - 4,470	1,090 - 1,249	903 - 1,217
Terrace Houses													
• Average Standard	400 - 478	1,152 - 1,343	820 - 901	756 - 830	1,058 - 1,133	4,190 - 4,950	580 - 675	441 - 577	N/A	800 - 970	4,020 - 5,020	N/A	565 - 656
Detached Houses													
• High End Standard	848 - 1,017	2,251 - 2,500	1,603 - 1,677	1,559 - 1,631	2,077 - 2,190	14,000 - 20,000	687 - 787	1,289 - 1,441	2,597 - 3,331	1,640 - 3,400	5,020 - 6,020	731 - 1,030	819 - 921

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)													
	B\$ 1.32		RMB 7.15			HK\$ 7.85	INR 82	IDR 15,324.80	KRW 1,300	PHP 55	SGD\$ 1.32	THB 32.03	VND 24,812
Mid Rise (5 to 12 floors)													
• Average Standard	861 - 1,034	903 - 1,268	732 - 961	731 - 919	769 - 1,044	N/A	421 - 464	883 - 979	1,427 - 1,915	N/A	3,110 - 3,470	715 - 859	623 - 839
• Prestige Standard	1,119 - 1,343	1,171 - 1,552	934 - 1,231	892 - 1,198	1,028 - 1,715	5,000 - 6,500	479 - 568	1,387 - 1,534	1,673 - 2,124	N/A	3,520 - 4,020	912 - 1,054	776 - 1,046
High Rise (13 floors and above)													
• Average Standard	946 - 1,136	903 - 1,268	741 - 989	731 - 928	769 - 1,044	3,800 - 4,000	523 - 607	883 - 979	1,520 - 1,973	735 - 915	3,520 - 4,020	921 - 1,036	749 - 856
• Prestige Standard	1,229 - 1,476	1,171 - 1,552	1,021 - 1,231	1,039 - 1,237	1,036 - 1,715	5,500 - 10,000	649 - 974	1,387 - 1,534	1,778 - 2,276	1,020 - 1,205	4,020 - 4,520	1,046 - 1,242	865 - 1,165

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\$ 1.32		RMB 7.15			HK\$ 7.85	INR 82	IDR 15,324.80	KRW 1,300	PHP 55	SGD\$ 1.32	THB 32.03	VND 24,812
• Average Standard	813 - 975	670 - 955	673 - 764	685 - 768	586 - 799	3,500 - 4,100	515 - 629	761 - 843	1,778 - 1,973	500 - 740	3,010 - 3,520	648 - 859	631 - 772
• High End Standard	1,161 - 1,393	895 - 1,701	752 - 1,367	755 - 1,367	782 - 1,471	4,500 - 5,200	643 - 789	836 - 907	1,989 - 2,531	750 - 920	4,020 - 4,520	968 - 1,119	789 - 964

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)													
	B\$ 1.32		RMB 7.15			HK\$ 7.85	INR 82	IDR 15,324.80	KRW 1,300	PHP 55	SGD\$ 1.32	THB 32.03	VND 24,812
City Hotel													
• Budget : 3 Stars	1,120 - 1,344	998 - 1,291	887 - 975	910 - 965	868 - 1,078	4,300 - 4,900	802 - 949	1,540 - 1,819	1,883 - 2,170	970 - 1,140	4,020 - 4,420	1,154 - 1,296	1,190 - 1,440
• Business : 4 / 5 Stars	1,493 - 1,792	1,143 - 2,311	961 - 2,041	947 - 2,069	1,039 - 1,930	4,700 - 5,200	963 - 1,138	2,097 - 2,264	2,234 - 3,040	1,410 - 1,630	4,320 - 4,720	1,545 - 1,900	1,372 - 1,660
• Luxury (upmarket) : 5-Stars	1,866 - 2,240	2,175 - 2,760	1,942 - 2,135	2,042 - 2,445	1,846 - 2,387	5,720 - 6,200	1,595 - 1,888	2,219 - 2,438	2,901 - 3,436	1,880 - 2,030	5,520 - 6,020	1,842 - 2,045	1,777 - 2,108
Resort													
• 3 Stars	1,680 - 2,016	1,198 - 1,549	1,064 - 1,170	1,092 - 1,159	1,042 - 1,293	N/A	848 - 1,007	2,294 - 2,464	N/A	N/A	4,420 - 4,860	1,242 - 1,374	1,248 - 1,510
• 4 Stars	2,016 - 2,419	1,372 - 2,774	1,153 - 2,288	1,136 - 2,333	1,247 - 2,316	N/A	1,019 - 1,149	2,436 - 2,752	2,082 - 2,912	1,620 - 1,875	4,750 - 5,190	1,619 - 1,868	1,439 - 1,741
• 5 Stars	2,419 - 2,903	2,515 - 3,312	2,206 - 2,562	2,238 - 2,521	2,295 - 2,864	7,500 - 9,000	1,671 - 2,173	2,534 - 2,766	2,597 - 3,275	2,160 - 2,340	6,070 - 6,620	1,936 - 2,607	1,864 - 2,212

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\$ 1.32		RMB 7.15			HK\$ 7.85	INR 82	IDR 15,324.80	KRW 1,300	PHP 55	SGD\$ 1.32	THB 32.03	VND 24,812
• Light Duty Factory	442 - 531	435 - 578	376 - 467	381 - 473	469 - 541	2,600 - 4,600	485 - 642	422 - 459	761 - 964	N/A	1,210 - 1,410	521 - 662	348 - 454
• Warehouse	482 - 579	444 - 601	301 - 373	305 - 379	403 - 511	N/A	294 - 423	455 - 503	866 - 1,161	295 - 615	1,810 - 2,010	456 - 526	260 - 317

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\$ 1.32		RMB 7.15			HK\$ 7.85	INR 82	IDR 15,324.80	KRW 1,300	PHP 55	SGD\$ 1.32	THB 32.03	VND 24,812
• Basement (< 3 levels)	335 - 403	745 - 1,105	461 - 741	406 - 571	670 - 743	3,600 - 4,500	237 - 333	633 - 779	1,004 - 1,182	530 - 680	1,510 - 1,910	631 - 787	630 - 742
• Multi-storey/ Above ground (< 4 levels)	224 - 269	437 - 575	366 - 465	383 - 480	467 - 542	1,900 - 2,300	200 - 249	409 - 446	721 - 981	365 - 465	910 - 1,210	234 - 268	407 - 440

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)													
	B\$ 1.32		RMB 7.15			HK\$ 7.85	INR 82	IDR 15,324.80	KRW 1,300	PHP 55	SGD\$ 1.32	THB 32.03	VND 24,812
International School (Private)													
• Primary & Secondary	1,197 - 1,436	559 - 763	366 - 403	429 - 474	467 - 608	N/A	437 - 606	522 - 597	N/A	1,060 - 1,290	3,620 - 3,210	724 - 1,068	561 - 686
• Student Residence	1,007 - 1,209	417 - 604	356 - 439	370 - 459	304 - 471	3,600 - 4,200	465 - 578	519 - 593	1,427 - 1,718	770 - 990	N/A	N/A	535 - 679
Sports clubs, Multipurpose sports / leisure centres (Dry sports)													
	1,018 - 1,222	960 - 1,252	769 - 945	810 - 994	799 - 1,143	4,500 - 5,200	649 - 786	1,289 - 1,933	N/A	880 - 1,080	N/A	N/A	1,079 - 1,319
General Hospital (Private)													
• Average Standard	1,636 - 1,964	1,468 - 2,012	1,176 - 1,518	1,191 - 1,537	1,050 - 1,629	N/A	648 - 803	985 - 1,094	N/A	1,220 - 1,500	N/A	997 - 1,317	856 - 1,004
• High End Standard	2,127 - 2,553	1,762 - 2,415	1,412 - 1,822	1,430 - 1,845	1,260 - 2,054	N/A	934 - 1,072	1,086 - 1,209	N/A	N/A	N/A	1,602 - 2,123	1,194 - 1,476
Golf Course													
	10.52 mil* - 14.26 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