

RESIDENTIAL

TYPE	BRUNEI		CHINA			HONG KONG	INDIA	INDONESIA	KOREA	PHILIPPINES	SINGAPORE	THAILAND	VIETNAM	
	BANDAR SERI BEGAWAN	EASTERN CHINA	SOUTHERN CHINA	WEST CHINA	NORTHERN CHINA		BANGALORE	JAKARTA	SEOUL	MANILA	SINGAPORE	BANGKOK	HO CHI MINH	
Cost per Square Metre Construction Floor Area (USD per SQM CFA)														
Low Rise (4 floors or under)	B\$ 1.27	RMB 7.15				HK\$ 7.85	INR 90	IDR 16,681	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.99	VND 26,318	
	Average Standard	693 - 831	1,049 - 1,230	749 - 824	803 - 954	813 - 901	NA	367 - 442	448 - 485	1,555 - 1,900	NA	2,569 - 2,825	NA	NA
	High End Standard	900 - 1,080	2,369 - 2,747	1,206 - 1,320	1,297 - 1,635	1,969 - 2,262	NA	548 - 702	NA	1,914 - 2,267	NA	4,012 - 4,165	NA	NA
Mid Rise (5 to 12 floors)														
	Average Standard	677 - 812	874 - 1,025	624 - 687	669 - 795	678 - 751	NA	500 - 608	587 - 626	1,615 - 1,959	595 - 715	2,825 - 3,029	582 - 727	579 - 718
	High End Standard	879 - 1,056	1,974 - 2,289	1,005 - 1,100	1,081 - 1,362	1,641 - 1,885	6,460 - 8550	655 - 793	NA	1,974 - 2,375	725 - 905	4,216 - 4,370	1,024 - 1,167	824 - 934
High Rise (13 floors or above)														
	Average Standard	1,230 - 1,475	728 - 854	520 - 743	557 - 663	647 - 720	2,831 - 3,990	586 - 731	839 - 951	1,663 - 2,018	725 - 925	3,029 - 3,234	753 - 909	614 - 762
	High End Standard	1,599 - 1,918	1,645 - 1,907	1,190 - 1,296	1,097 - 1,195	1,367 - 1,600	6,650 - 10,450	898 - 1,052	1,156 - 1,305	2,034 - 2,423	935 - 1,310	4,421 - 4,575	1,061 - 1,228	893 - 1,204
Terraced Houses														
Average Standard	391 - 467	1,180 - 1,379	854 - 937	787 - 864	1,086 - 1,164	3,981 - 4,703	626 - 729	408 - 534	NA	720 - 925	4,114 - 5,137	NA	594 - 690	
Detached Houses														
High End Standard	829 - 994	2,307 - 2,568	1,668 - 1,745	1,624 - 1,699	2,132 - 2,250	13,300 - 19,000	742 - 850	1,210 - 1,353	2,656 - 3,407	1,355 - 2,645	5,137 - 6,161	721 - 1,015	862 - 969	

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	
Mid Rise (5 to 12 floors)	Cost per Square Metre Construction Floor Area (USD per SQM CFA)													
	B\$ 1.27	RMB 7.15				HK\$ 7.85	INR 90	IDR 16,681	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.99	VND 26,318	
	Average Standard	841 - 1,010	925 - 1,302	762 - 1,000	761 - 957	789 - 1,072	NA	469 - 517	827 - 917	1,460 - 1,959	NA	3,183 - 3,551	703 - 843	664 - 895
Prestige Standard	1,094 - 1,313	1,200 - 1,593	972 - 1,281	929 - 1,247	1,056 - 1,762	4,750 - 6,175	533 - 633	1,304 - 1,442	1,711 - 2,172	NA	3,602 - 4,114	903 - 1,031	830 - 1,118	
High Rise (13 floors & above)														
	Average Standard	924 - 1,110	925 - 1,302	772 - 1,029	761 - 966	789 - 1,072	3,800 - 3,610	583 - 676	827 - 917	1,555 - 2,018	685 - 835	3,602 - 4,114	909 - 1,026	801 - 916
	Prestige Standard	1,201 - 1,442	1,200 - 1,593	1,062 - 1,281	1,081 - 1,288	1,063 -1,762	5,225 - 9,500	723 - 1,085	1,304 - 1,442	1,819 - 2,588	945 - 1,130	4,114 - 4,626	1,031 - 1,218	926 - 1,248

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 per SQM CFA)												
	B\$ 1.27	RMB 7.15				HK\$ 7.85	INR 90	IDR 16,681	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.99	VND 26,318
Average Standard	795 - 953	700 - 1,000	714 - 811	727 - 815	614 - 836	3,325 - 3,895	574 - 701	712 - 788	1,819 - 2,018	455 - 685	3,080 - 3,602	636 - 852	675 - 825
High End Standard	1,135 - 1,361	935 - 1,781	798 - 1,450	801 - 1,450	818 - 1,540	4,275 - 4,940	716 - 878	783 -850	2,034 - 2,588	625 - 865	4,114 - 4,626	955 - 1,091	844 - 1,032

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 per SQM CFA)													
City Hotel	B\$ 1.27	RMB 7.15			HK\$ 7.85		INR 90	IDR 16,681	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.99	VND 26,318
Budget: 3 Stars	1,095 - 1,314	1,023 - 1,325	923 - 1,015	948 - 1,005	891 - 1,107	4,085 - 4,655	876 - 1,037	1,443 - 1,704	1,926 - 2,220	880 - 1,040	4,114 - 4,523	1,121 - 1,267	1,253 - 1,516
Business: 4-5 Stars	1,459 - 1,751	1,172 - 2,374	1,000 - 2,124	986 - 2,154	1,067 - 1,983	4,465 - 4,940	1,053 - 1,244	1,968 - 2,124	2,285 - 3,110	1,290 - 1,450	4,421 - 4,830	1,546 - 1,879	1,442 - 1,745
Luxury (upmarket) 5- Stars	1,824 - 2,189	2,229 - 2,835	2,022 - 2,222	2,126 - 2,546	1,895 - 2,451	5,035 - 5,890	1,744 - 2,064	2,087 - 2,292	2,967 - 3,514	1,670 - 1,920	5,649 - 6,161	1,894 - 2,152	1,862 - 2,210
Resort													
3 Stars	1,642 - 1,970	1,228 - 1,590	1,108 - 1,218	1,137 - 1,206	1,070 - 1,328	NA	927 - 1,100	2,161 - 2,321	NA	NA	4,523 - 4,974	1,228 - 1,349	1,315 - 1,591
4 Stars	1,970 - 2,363	1,406 - 2,849	1,200 - 2,382	1,183 - 2,429	1,280 - 2,379	NA	1,114 - 1,256	2,294 - 2,592	2,129 - 2,979	1,480 - 1665	4,861 - 5,311	1,576 - 1,819	1,513 - 1,831
5 Stars	2,363 - 2,836	2,578 - 3,402	2,296 - 2,666	2,331 - 2,625	2,356 - 2,942	7,125 - 8,550	1,826 - 2,375	2,387 - 2,605	2,656 - 3,349	1,920 - 2,120	6,212 - 6,775	1,909 - 2,561	1,958 - 2,324

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 per SQM CFA)												
	B\$ 1.27	RMB 7.15			HK\$ 7.85		INR 90	IDR 16,681	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.99	VND 26,318
Light Duty Factory	432 - 519	446 - 593	392 - 486	397 - 493	481 - 556	2,470 - 4,370	546 - 722	394 - 427	778 - 986	NA	1,238 - 1,443	515- 652	373 - 487
Warehouse	471 - 565	455 - 617	313 - 389	318 - 394	414 - 525	NA	331 - 475	426 - 469	886 - 1,188	275 - 575	1,852 - 2,057	449 - 515	278 - 340

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 per SQM CFA)													
	B\$ 1.27	RMB 7.15				HK\$ 7.85	INR 90	IDR 16,681	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.99	VND 26,318
Basement (< 3 levels)	327 - 394	764 - 1,135	480 - 771	423 - 594	687 - 763	3,420 - 4,275	265 - 374	590 - 727	1,027 - 1,209	455 - 600	1,545 - 1,955	630 - 788	678 - 799
Multi-storey /Above ground (<4 levels)	219 - 263	448 - 591	381 - 484	399 - 500	480 - 557	1,805 - 2,185	224 - 279	382 - 416	738 - 1,004	340 - 435	931 - 1,238	230 - 267	437 - 473

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 per SQM CFA)													
	B\$ 1.27	RMB 7.15				HK\$ 7.85	INR 90	IDR 16,681	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.99	VND 26,318
International School (Private) Primary & Secondary	1,170 - 1,403	573 - 784	381 - 419	447 - 494	480 - 624	NA	474 - 657	486 - 556	NA	81- 990	3,705 - 3,285	721 - 1,055	603 - 737
Student Residences	984 - 1,181	428 - 620	371 - 457	386 - 478	312 - 484	3,420 - 3,990	505 - 627	486 - 556	1,460 - 1,758	725 - 925	NA	NA	575 - 730
Sports Clubs, Multipurpose Sports/Leisure Centers (Dry Sports)	995 - 1,194	984 - 1,286	801 - 983	843 - 1,036	820 - 1,174	4,275 - 4,940	704 - 853	1,212 - 1,817	NA	830 - 1,010	NA	NA	1,159 - 1,417
General Hospital (Private)													
Average Standard	1,599 - 1,919	1,505 - 2,067	1,224 - 1,580	1,240 - 1,601	1,078 - 1,673	NA	703 - 871	932 - 1,034	NA	955 - 1,165	NA	970 - 1,297	921 - 1,081
High End Standard	2,079 - 2,495	1,806 - 2,440	1,469 - 1,896	1,489 - 1,921	1,293 - 2,110	NA	1,014 - 1,163	1,027 - 1,143	NA	NA	NA	1,576 - 2,076	1,283 - 1,587
Golf Courses	9.80 mil - 13.26 mil	NA	NA	NA	NA	NA	1.08 mil - 1.31 mil	NA	NA	NA	NA	NA	NA

GENERAL NOTES

1. 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.
2. 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.
3. All bulidings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site condition.
4. The cost excludes site formation works, external works, OS&E, land cost, professional fees, finance, pre-opening expenses and legal expenses.
5. The standard for each category of building varies from region to region and do not necessary follow that of each other.
6. All costs are in US\$/m2 CFA. Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.

Brunei	- Golf Course: *denotes USD\$ in million per gold course.
China	- Rates are exclusive of contingencies
	- Schools (primary and secondary) are of public authority standard, no a/wc and complete with basic external works
Hong Kong	- Rates are exclusive of contingencies
Indonesia	- Rates exclude VAT and contingencies
	- Rates apply to Jakarta, Bali and the island of Java
Philippines	- Rates are exclusive of VAT and Other Taxes, Preliminaries, Builder's Work, Profit and Attendance Fees, and Contingencies
Thailand	- Rates exclude VAT and contingencies
	- Offices are built to the following provisions:
	(i) Excluding raised floor/carpet and inter-tenancy partition
	(ii) Facade in windows and brick wall/pre-cast concrete panel
	- Resorts are based on projects located on Phuket Island only