



PHILIPPINES CONSTRUCTION COST

Q4-2025

BUILD FOR THE FUTURE

HEARN & HEARN CONSULTING

OVERVIEW

Construction pricing in 2025 presented a mix of slowing inflation alongside persistently elevated material costs. Philippine Statistics Authority (PSA) data showed Construction Material Wholesale Price Index (CMWPI) growth easing to near zero, with some categories posting slight declines, yet prices remained high due to sticky pricing behaviors and entrenched post-pandemic cost structures. Softened demand—driven by weaker infrastructure disbursements, delayed national projects, and a slowdown in private construction—created a stable but delicate market. While the general direction of price movements became more predictable, their magnitude remained uncertain, as elevated baselines showed little sign of meaningful correction.

This produced a narrow band of fluctuation: neither sharp escalation nor decisive deflation. If current conditions hold, high prices are expected to persist into 2026, with minimal growth of just 1% to 2%, underscoring the need for cautious planning amid subdued sector momentum.

OUR SERVICES

A dynamic, multidisciplinary construction consultancy practice cultivated through history and experience, driven by collaboration, innovation, and the delivery of results for our clients.

- Commercial Management
- Project Management
- Green Building
- Contracts Advisory

CONTACT

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RESIDENTIAL

PHP/m²

Mid-Rise	Average Standard	34,940 - 42, 135
	High-end Standard	42,560 - 53,145
High-Rise	Average Standard	42,780 - 54,070
	High-end Standard	54,620 - 76,920
Terrace	Average Standard	39,065 - 47,820
Detached	High-end Standard	79,775 - 155,570

OFFICE

PHP/m²

High-Rise	Average Standard	40,340 - 50,010
	High-end Standard	56,520 - 66,610

RETAIL

PHP/m²

Malls	Average Standard	26,295 - 40,325
	High-end Standard	36,850 - 50,875

INDUSTRIAL

PHP/m²

Warehouse	Single-Storey	16,165 - 33,915
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HOTEL & RESORTS

PHP/m²

City Hotel	Budget (3 stars)	52,390 - 61,955
	Business (4-5 stars)	76,600 - 86,110
	Luxury (5 stars)	99,250 - 112,980

Resort	4 stars	88,090 - 99,025
	5 stars	114,135 - 129,925

CARPARKS

PHP/m²

Basement	3 levels	26,380 - 34,310
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Multi-Storey	4 levels	19,995 - 25,450
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OTHERS

PHP/m²

International Schools	Private Sector	48,385 - 59,135
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Student’s Residences	Private Sector	42,555 - 54,295
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Sport’s Clubs/ Leisure centers	Multi-Purpose	48,670 - 59,485
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General Hospital	Average Standard	56,105 - 68,570
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NOTES ON OUTLINE SPECIFICATIONS

- Residential Average Standard - Units with fit-out air-conditioning, stub-outs, kitchen cabinets, excluding home appliances, decorative light fittings, & loose furniture.
- Residential High-end Standard - Units with good quality fit-out, air-conditioning, stub-outs, kitchen cabinets, excluding home appliances, decorative light fittings & loose furniture.
- Terrace & Detached House - Houses with fit-out, air-conditioning, stub-outs, kitchen cabinets, and home appliances, excluding decorative light fittings, loose furniture, garden & parking.
- Office Average & Prestige Standard - RC Structure, curtain wall, including public area fit-out, but excluding tenant area fit-out, but excluding tenant area fit-out.
- Retail Average & High-end Standard - Includes public area fit-out and M&E, but excluding shop fit-out.
- Industrial Single Storey - RC Structure with steel roof and M&E to main distribution, but excluding air-conditioning, heating and lighting.
- Hotels - Includes interior decoration, Fixed and movable furniture, Special light fittings, excluding Operating Supplies and equipment.
- Carpark Basement - RC Structure, architectural finishes, M&E excluding Mechanical Carpark equipment
- Carpark Multi-storey- RC Structure, natural ventilation, no facade enclosure, excluding Mechanical Carpark Equipment
- Private Schools & Residences - Including fit-out and air-conditioning, excluding educational equipment.
- Sports Club - Includes Furniture, fittings, and equipment.
- General Hospital - Excludes medical and operating equipment.

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 meter are based on Construction Floor Areas (CFA). 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, legal expenses, contractor’s preliminaries, contingencies, and value added tax.
5. The standard for each category of building varies from region to region and do not necessary follow that of each other.