

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 per SQM CFA)													
	B\$ 1.28			RMB 7.15			HK\$ 7.85	INR 87	IDR 16,523.19	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.46	VND 26,476
Low Rise (4 floors or under)														
Average Standard	688 - 825	1,048 - 1,229	740 - 814	789 - 938	803 - 890	NA	343 - 413	451 - 488	1,546 - 1,889	NA	2,539 - 2,792	NA	NA	NA
High End Standard	894 - 1,072	2,367 - 2,744	1,191 - 1,303	1,275 - 1,607	1,944 - 2,233	NA	512 - 656	NA	1,903 - 2,254	NA	3,966 - 4,118	NA	NA	NA
Mid Rise (5 to 12 floors)														
Average Standard	672 - 806	873 - 1,024	616 - 679	657 - 782	669 - 742	NA	467 - 569	591 - 630	1,606 - 1,948	600 - 725	2,792 - 2,995	582 - 721	534 - 662	
High End Standard	873 - 1,048	1,972 - 2,287	992 - 1,086	1,063 - 1,339	1,620 - 1,861	6,460 - 8,550	612 - 741	NA	1,963 - 2,362	735 - 915	4,168 - 4,320	1,035 - 1,171	759 - 860	
High Rise (13 floors or above)														
Average Standard	1,239 - 1487	728 - 854	514 - 734	548 - 651	639 - 711	2,831 - 3,990	547 - 683	844 - 957	1,653 - 2,007	740- 930	2,995 - 3,197	759 - 918	566 - 703	
High End Standard	1,611 - 1,934	1,644 - 1,906	1,175 - 1,280	1,078 - 1,175	1,350 - 1,579	6,650 - 10,450	839 - 983	1,163 - 1,313	2,023 - 2,409	940 - 1,325	4,371 - 4,522	1,075 - 1,232	822 - 1,108	
Terraced Houses														
Average Standard	388 - 464	1,179 - 1,378	843 - 926	774 - 850	1,072 - 1,149	3,981 - 4,703	585 - 681	411 - 537	NA	675 - 825	4,067 - 5,079	NA	549 - 638	
Detached Houses														
High End Standard	822 - 987	2,305 - 2,565	1,648 - 1,724	1,596 - 1,670	2,105 - 2,221	13,300 - 19,000	693 - 794	1,218 - 1,361	2,641 - 3,388	1,375 - 2,680	5,079 - 6,091	721 - 1,017	797 - 896	

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\$ 1.28	RMB 7.15			HK\$ 7.85		INR 87	IDR 16,523.19	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.46	VND 26,476	
	Average Standard	835 - 1,002	924 - 1,301	753 - 988	748 - 940	779 - 1,059	NA	430 - 474	832 - 923	1,452 - 1,948	NA	3,146 - 3,511	705 - 847	612 - 825
Prestige Standard	1,085 - 1,303	1,199 - 1,592	960 - 1,265	913 - 1,226	1,042 - 1,739	4,750 - 6,175	489 - 581	1,311 - 1,451	1,701 - 2,160	NA	3,561 - 4,067	900 - 1,040	763 - 1,029	
High Rise (13 floors & above)														
	Average Standard	917 - 1,101	924 - 1,301	762 - 1,016	748 - 950	779 - 1,059	3,800 - 3,610	534 - 620	832 - 923	1,546 - 2,007	695 - 860	3,561 - 4,067	909 - 1,023	736 - 843
	Prestige Standard	1,192 - 1,431	1,199 - 1,592	1,049 - 1,265	1,063 - 1,266	1,049 - 1,739	5,225 - 9,500	663 - 995	1,311 - 1,451	1,808 - 2,314	975 - 1,150	4,067 - 4,573	1,032 - 1,226	851 - 1,146

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\$ 1.28	RMB 7.15				HK\$ 7.85	INR 87	IDR 16,523.19	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.46	VND 26,476
Average Standard	789 - 946	687 - 980	692 - 786	701 - 786	594 - 810	3,325 - 3,895	526 - 643	716 - 793	1,808 - 2,007	455 - 695	3,045 - 3,561	639 - 847	621 - 759
High End Standard	1,126 - 1,351	916 - 1,745	773 - 1,405	772 - 1,399	792 - 1492	4,275 - 4,940	657 - 806	788 - 855	2,023 - 2,574	635 - 875	4,067 - 4,573	955 - 1,104	776 - 949

HOTEL

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)														
City Hotel	B\$ 1.28	RMB 7.15			HK\$ 7.85		INR 87	IDR 16,523.19	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.46	VND 26,476	
	Budget: 3 Stars	1,086 - 1,304	1,022 - 1324	912 - 1,002	932 - 988	880 - 1,093	4,085 - 4,655	804 - 951	1,452 - 1,715	1,915 - 2,207	905 - 1,070	4,067 - 4,472	1,138 - 1,278	1,163 - 1,407
	Business: 4-5 Stars	1,448 - 1,738	1,171 - 2,372	988 - 2,098	969 - 2,117	1,053 - 1,957	4,465 - 4,940	966 - 1,141	1,980 - 2,137	2,272 - 3,092	1,320 - 1,485	4,371 - 4,775	1,556 - 1,895	1,341 - 1,623
Luxury (upmarket) 5- Stars	1,810 - 2,173	2,227 - 2,832	1,996 - 2,194	2,089 - 2,502	1,871 - 2,420	5,035 - 5,890	1,600 - 1,894	2,099 - 2,306	2,950 - 3,494	1,710 - 1,950	5,585 - 6,091	1,910 - 2,156	1,737 - 2,061	
Resort														
3 Stars	1,629 - 1,955	1,227 - 1,589	1,094 - 1,202	1,118 - 1,186	1,056 - 1,311	NA	851 - 1,010	2,174 - 2,334	NA	NA	4,472 - 4,917	1,226 - 1,355	1,221 - 1,477	
4 Stars	1,955 - 2,345	1,405 - 2,846	1,185 - 2,352	1,163 - 2,388	1,264 - 2,349	NA	1,022 - 1,153	2,308 - 2,607	2,117 - 2,962	1,520 - 1,705	4,806 - 5,251	1,597 - 1,844	1,407 - 1,702	
5 Stars	2,345 - 2,815	2,575 - 3,398	2,267 - 2,633	2,291 - 2,580	2,326 - 2,904	7,125 - 8,550	1,676 - 2,179	2,401 - 2,621	2,641 - 3,330	1,970 - 2,240	6,141 - 6,698	1,910 - 2,572	1,822 - 2,162	

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\$ 1.28	RMB 7.15			HK\$ 7.85		INR 87	IDR 16,523.19	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.46	VND 26,476
Light Duty Factory	429 - 515	445 - 593	387 - 480	390 - 484	475 - 549	2,470 - 4,370	496 - 656	396 - 430	774 - 980	NA	1,224 - 1,427	514 - 653	343 - 447
Warehouse	468 - 561	455 - 616	309 - 384	312 - 388	408 - 518	NA	300 - 432	428 - 473	881 - 1,181	280 - 585	1,831 - 2,034	450 - 519	256 - 312

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\$ 1.28	RMB 7.15				HK\$ 7.85	INR 87	IDR 16,523.19	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.46	VND 26,476
Basement (< 3 levels)	325 - 391	763 - 1,134	474 - 761	415 - 584	678 - 754	3,420 - 4,275	243 - 343	594 - 731	1,021 - 1,202	455 - 590	1,528 - 1,932	632 - 786	622 - 734
Multi-storey /Above ground (<4 levels)	217 - 261	447 - 590	376 - 478	392 - 491	473 - 550	1,805 - 2,185	205 - 256	384 - 419	734 - 998	345 - 440	921 - 1,224	231 - 265	401 - 434

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\$ 1.28	RMB 7.15				HK\$ 7.85	INR 87	IDR 16,523.19	KRW 1,300	PHP 58	SGD\$ 1.29	THB 32.46	VND 26,476
International School (Private) Primary & Secondary	1,161 - 1,392	573 - 783	376 - 414	439 - 485	473 - 616	NA	439 - 609	490 - 560	NA	835 - 1,020	3,662 - 3,248	715 - 1,054	553 - 676
Student Residences	977 - 1,172	427 - 620	366 - 452	379 - 470	308 - 478	3,420 - 3,990	467 - 609	488 - 559	1,452 - 1,748	735 - 935	NA	NA	527 - 669
Sports Clubs, Multipurpose Sports/Leisure Centers (Dry Sports)	987 - 1,184	983 - 1,285	791 - 971	829 - 1,018	809 - 1,159	4,275 - 4,940	652 - 790	1,219 - 1,828	NA	840 - 1,025	NA	NA	1,064 - 1,300
General Hospital (Private)													
Average Standard	1,587 - 1,904	1,504 - 2,065	1,209 - 1,561	1,219 - 1,574	1,064 - 1,651	NA	651 - 807	937 - 1,040	NA	965 - 1,180	NA	948 - 1,300	844 - 991
High End Standard	2,063 - 2,476	1,804 - 2,478	1,451 - 1,873	1,463 - 1,888	1,277 - 2,083	NA	939 - 1,077	1,032 - 1,150	NA	NA	NA	1,580 - 2,095	1,177 - 1,455
Golf Courses	10.20 mil - 13.82 mil	NA	NA	NA	NA	NA	1 million - 1.21 million	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