

construction costs

Construction Costs Per Square Metre

The construction costs for a variety of building types are given in unit area (square metre) of the built-up floor area of the building in the national currencies of the country and have been based on an analysis of tender returns under competitive tendering conditions.

The built-up floor area is the total area of covered enclosed floor space fulfilling the functional requirements of the building measured to the outside structural face of the external enclosing walls and excludes carparks (above and below ground). Where this does not apply or is different, it is noted in the preamble preceding each country section.

The construction costs per unit area assume a standard building type built under typical conditions generally expected in the country. Prevailing market conditions, design provisions, quality standards, building legislation and codes do vary between countries and consideration must be made when using the data.

The rate per square metre includes piled foundation works, sub-structure works and M&E services. Unless otherwise noted, no allowances have been made for the following:

- Professional, supervision and administrative fees and expenses and in the case of Singapore, accredited checker's fees and registered inspector's fees;
- Land costs, quit rent, assessment charges, legal fees and stamp duties;
- Planning and submission fees, documentation fees, survey fees and miscellaneous charges;
- Statutory contributions and authority charges;
- Development charges;
- Property tax;
- Furniture, fittings and equipment;
- Interior fitting out works, office equipment and partitioning systems;
- Infrastructure works;
- Works outside site boundary;
- Diversion of services and drains;
- Services connection fees;

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- Advertisement and promotion costs;
- Financial charges;
- Exceptional soil conditions and excavation in rock;
- Fluctuations in construction costs; and
- Value Added Tax, Goods and Services Tax and the like.

COMMERCIAL

Offices, Average/Prestige Standard, High Rise

- Average standard offices include air-conditioning and standard finishes.
- Prestigious standard offices include curtain walling (or similar cladding system) and quality finishes

Shopping Centres, Average/High Quality

- Average standard shopping centres are based on standard finishes and limited M&E services within shop units.
- High quality shopping centres are based on quality finishes and full M&E services within shop units.

HOTELS

3-Star/4-Star/5-Star/Resort Hotels

- Costs include interior decoration, furniture and fittings, sanitary fittings and accessories.
- Costs exclude any hotel operating equipment and accessories and pre-opening expenses

INDUSTRIAL

Flatted Factories

- Multi-tenancy factories with standard finishes and no air-conditioning.

Flatted Warehouses

- Warehouses with standard finishes and no air-conditioning.

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INSTITUTIONAL

Primary/Secondary Schools

- Standard design and specifications for public schools

RESIDENTIAL

Terrace/Semi-Detached/Detached Houses

- 2 or 3 storey houses

Condominiums, Medium/Luxury Standard, High Rise

- Medium standard condominiums with average standard communal and recreational facilities
- Luxury standard condominiums with full communal and recreational facilities

Service Apartments

- Medium standard service apartments with standard facilities

Low Cost Flats, High Rise

- Standard design and specifications for low cost flats.

CARPARKS

Multi-storey/Elevated Carparks

- Without curtain walling.

Basement Carparks

- 1 to 3 level with mechanical ventilation.

Note:

Cost information for India is based on the following cities:

- India (Tier I Cities) - Chennai, Bangalore, Hyderabad, Pune and Mumbai
- India (Tier II Cities) - Rest of India

Cost information for UAE is based on Abu Dhabi