

Construction Costs for Different Types of Development

The construction cost serves as a guide for preliminary cost appraisals and budgeting. It must be understood that the actual cost of a building will depend upon the design and many other factors and may vary from the figures shown. The costs per square metre are based on construction floor areas measured to the outside face of the external walls/external perimeter including lift shafts, stairwells, 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 conditions and minimal external works. The costs exclude the following :

- o Professional fees*
- o Authorities' plan processing charges*
- o Land cost*
- o Financing charges*
- o Site inspectorate*
- o Administrative expenses*
- o Legal costs and disbursements*
- o Demolition of existing building/s*
- o Loose furniture and fittings*
- o Operating equipment*
- o Cost escalation*
- o Goods and Services Tax*

The codes and standards for each category of building vary from country to country and do not necessarily follow those of Singapore.

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Type	Overall Cost (S\$/m ²) for 2005Q4	
	Low	High
RESIDENTIAL Terraced Houses Semi-Detached Houses Detached Houses Average Standard Condominium Above Average Standard Condominium Luxury Condominium		
OFFICE Average Standard Offices, Low Rise Average Standard Offices, Medium Rise Average Standard Offices, High Rise Prestige Offices, Medium Rise Prestige Offices, High Rise		
COMMERCIAL Shopping Centres, Average Quality Shopping Centres, High Quality Theatres / Cinemas (excluding FF&E)		
CARPARKS Multi-Storey Carparks Basement Carparks		
INDUSTRIAL Flatted Light Industrial Buildings Flatted Heavy Industrial Buildings Single Storey Industrial Buildings Flatted Warehouses Single Storey Warehouses		
HOTEL (Including FF&E) Resort Hotels 3-Star Hotels 4-Star Hotels 5-Star Hotels Serviced Apartments		
HEALTH Private Hospitals Polyclinics Nursing Homes, non air-conditioned Medical Centres		

Source: Davis Langdon & Seah Singapore Pte Ltd as at 4th Quarter 2005

The above data will be updated on a quarterly basis (Mar, Jun, Sep, Dec)