

Construction Costs for Different Types of Development

The construction costs for the respective categories given on the following page are average costing for 3rd Quarter 2016. They are based on interpolation of competitive tenders received.

Based on L&S' data, tender prices for 3rd Quarter 2016 have declined approximately 0.5% as compared to 2nd Quarter 2016.

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, site conditions and many other factors and may vary from the figures shown. The costs per square metre are based on construction floor areas (CFA) 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 Furniture and fittings (unless otherwise stated)*
- o Operating equipment*
- o External works*
- o Prefabricated prefinished volumetric construction (PPVC) / Prefabricated bathroom units (PBUs)*
- o Cross laminated timber (CLT) / Glued laminated timber (Glulam)*
- o Cost escalation*
- o Goods and Services Tax*

Construction Costs for Different Types of Development

Type	Overall Cost (S\$/m ² CFA) for 3Q16	
	Low	High
RESIDENTIAL		
Terraced Houses	2,450	2,750
Semi-Detached Houses	2,650	3,100
Detached Houses	3,100	4,100
Average Standard Condominium	1,900	2,150
Above Average Standard Condominium	2,150	2,900
Luxury Condominium	2,900	4,300
OFFICE		
Average Standard Offices	2,450	2,700
Prestige Offices	2,700	3,000
COMMERCIAL		
Shopping Centres, Average Quality	2,700	2,900
Shopping Centres, High Quality	2,900	3,200
Theatres / Cinemas (excluding Furniture and Fittings)	2,000	2,250
CAR PARKS		
Multi-Storey Car Parks	930	1,320
Basement Car Parks	1,320	1,800
INDUSTRIAL		
Flatted Light Industrial Buildings	1,270	1,420
Flatted Heavy Industrial Buildings	1,420	1,920
Single Storey Industrial Buildings	1,180	1,320
Flatted Warehouses	1,180	1,320
Single Storey Warehouses	1,030	1,320
HOTEL (Including Furniture and Fittings)		
Resort Hotels	2,950	3,200
3-Star Hotels	3,050	3,300
4-Star Hotels	3,200	3,850
5-Star Hotels	3,900	4,400
Serviced Apartments	2,250	2,950
HEALTH		
Private Hospitals	3,900	4,100
Polyclinics, non air-conditioned	1,620	1,810
Nursing Homes, non air-conditioned	1,620	1,910
Medical Centres	3,000	3,200

Source: Langdon & Seah Singapore Pte Ltd as at 3rd Quarter 2016
The above data will be updated on a quarterly basis.