

CONSTRUCTION PRICES

DEVELOPMENT TYPE	COST PER CFA	COST PER GFA
	S\$/m ²	S\$/m ²
OFFICE WITHIN CBD		
< 10 Storeys	1,950 – 2,450	2,800 – 3,150
11 – 25 Storeys	2,350 – 2,800	2,900 – 3,600
26 – 40 Storeys	2,500 – 3,200	3,300 – 4,200
41 – 55 Storeys	3,000 – 3,750	4,050 – 5,100
> 55 Storeys	3,500 – 4,050	4,600 – 5,250
OFFICE OUTSIDE CBD		
< 10 Storeys	1,850 – 2,300	2,300 – 2,950
11 – 25 Storeys	2,000 – 2,600	2,700 – 3,450
26 – 40 Storeys	2,500 – 3,000	3,050 – 3,850
HOTEL (INCLUDING FF&E)		
Three Star	3,200 – 3,600	3,950 – 4,550
Four Star	3,400 – 4,200	4,400 – 5,500
Five Star	4,150 – 5,500	5,250 – 7,050
RETAIL		
Medium Quality	2,100 – 2,700	2,850 – 3,400
Good Quality	2,750 – 3,300	3,500 – 4,250
CONDOMINIUM		
Medium Quality Condominium	1,950 – 2,500	2,500 – 3,150
Good Quality Condominium	2,400 – 3,050	3,200 – 4,100
Luxury Quality Condominium	3,050 – 4,150	4,100 – 5,600

DEVELOPMENT TYPE	COST PER CFA
	S\$/m ²
LANDED RESIDENTIAL	
Terrace House	2,150 – 2,600
Semi-detached House	2,350 – 3,100
Detached House	3,250 – 5,350
INSTITUTIONAL	
Primary School	1,100 – 1,450
Secondary School	1,250 – 1,800
Junior College	1,500 – 2,300
Institution of Higher Learning	2,200 – 3,000
INDUSTRIAL	
Single Storey Warehouse	950 – 1,350
Light Industrial Building	1,100 – 1,500
Heavy Industrial Building	1,300 – 1,800
Hi Tech Factory	1,450 – 2,100
CAR PARK	
Above Grade Car Park	650 – 1,250
Basement Car Park	1,400 – 2,100

Notes

CFA – Construction Floor Area is the area of all building enclosed covered spaces measured to the outside face of the external walls including covered basement and above ground car park areas.

GFA – Gross Floor Area is the area of building enclosed covered spaces excluding car park and driveway areas calculated for purposes of planning submission.

All Singapore construction prices stated herein are as at **3rd Quarter 2012**, and include a general allowance for foundation and external works. The price ranges herein are indicative and due consideration should be given to the impact of varying design, specifications, size, location and nature of each project when utilising this information. Prices described here may not fully reflect the extent of current market forces and tendering conditions on any specific project.

Exclusions

• Land cost • Legal and professional fees • Development charges • Authority fees • Finance costs • Loose furniture, fittings and works of art (unless otherwise stated) • Tenancy work • Site infrastructure work • Diversion of existing services • Green Mark cost premiums • Resident site staff cost • Models and prototypes • Future cost escalation • Goods and Services Tax

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