

STANDARD CONSTRUCTION COST

Mainly Hochiminh city market March 2015

No	Project type	Description	Unit cost (USD/m2 GFA)	Super-structure + (%)	Architecture (%)	M&E (%)	PM+Design (%)	Contingency (%)	Note
1 Office for lease									
1.1	Grade A+	- Piling not included - Project location in city center may cost +5%	900-1000	30-32	35-40	10-15	10-12	12	Metropolitan, Diamond plaza, Kumho Asianna, Times Square
1.2	Grade A	- Major M&E and decoration materials are local	750-850	30-32	35-40	10-15	10-12	10	Melinh Point, Saigon centre, Opera View (less), A&B, President Place, Vincom A, Sailing tower
1.3	Grade B+	- Grade C and above: Design and PM fees are internationally localised	700-750	30-35	35-40	10-15	10	10	Bitexco, Sacombank, Lancaster, EVN, HDTC, Centre Point
1.4	Grade B	- Grade C and lower: Design and PM fees are local	550-600	30-35	35-40	10-15	10	10	Yoco bld, Miss Aodai, Golden Tower, 59 Co
1.5	Grade C		400-500	35-40	30-35	10-15	10	10	Varied
1.6	None-grade		350-400	40-45	25-30	10-15	8	5	Varied
2 Hotels									
2.1	5-star +	- Piling not included - Project location in city center may cost +5%	1000-1250	28-32	38-42	10-15	12-15	12	Sheraton (international A&E + PM)
2.2	5-star	- Major M&E and decoration materials are imported	800-1000	30-32	35-40	10-15	10-12	10	New World, Rex (new)
2.3	4-star	- Design and PM fees for 4-5-star are internationally localised.	650-800	30-35	35-40	10-15	10	10	Equatorial, Park Hayatt, Majestic, Kumho Intercontinental, Best Western, IDIP
2.4	3-star	- Design and PM fees for 1-3-star are local	450-600	35-40	30-35	10-15	10	10	Local hotels as Victory, Spring hotels
2.5	2-star		350-400	40-50	25-30	8-12	8	10	Varied (major materials are local)
2.6	1-star / Guest house		300-350	40-50	25-30	8-12	8	5	Varied (major materials are local)
3 Apartments									
3.1	Super-Luxury (similar to A+)	- Piling not included - Project location in city center may cost +5%	850+	30-32	35-40	10-15	10-12	12	Peninsula, Times Squares, Vincom A (apt)
3.2	Luxury (A)	- Major M&E and decoration materials are local	600-750	30-35	35-40	10-15	10	10	Avalon, Paragon, Sommerset, Sailing Tower, Deawon Hoan Cau, City garden, Sky Centre

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3.3	High-class (B)	- Design and PM fees are internationally localised or local	550-600	30-35	35-40	10-15	10	10	Chancelor Court, Cantavil, Everich, Botanic, Grand View, Hung Vuong Plaza, Saigon Pearl, the Manor
3.4	Mid class (C)		450-500	35-40	30-35	10-15	10	10	Varied (major materials are local) An Phu, An Khanh, An Khang apts
3.5	Low-cost housing		300-400	40-45	28-32	10-12	10	10	Varied (major materials are local) Ehome, Resettlement apartments
4	Villas and houses								
4.1	Resort / SPA (5-star+)	- Piling not included - Project location in city center may cost +5% - Major M&E and decoration materials are local - Design and PM fees are local	1000-1250	30-32	35-40	12-18	10-15	12	Nam Hai (Hoi An), Ho Tram Sanctuary
4.2	Super-Luxury villas, Resort / SPA (5-star)		650-750	30-32	35-40	12-18	10-15	10	Villa Riviera
4.3	Luxury villas		500-600	30-35	35-40	10-15	10-12	10	Garland, Some riverside villas in Dist 2
4.4	Normal / semi - villas		375-500	30-35	35-40	10-15	10	10	Normal villas in Thao Dien ward
4.5	Good terrace-houses		350-450	35-40	30-35	10-15	10	10	An Phu An Khanh detached houses
4.6	Normal terrace house		220-350	40-45	30-35	10-12	8	10	Popular houses
4.7	Low-cost non-concrete houses		150-200	50-60	20-25	10-12	8	10	Popular houses
5	Factories and plants								
5.1	Hi-tech	- Piling not included - Project location in city center may cost +5% - Major M&E and decoration materials are local - Design and PM fees are local	200-300	30-35	35-40	12-18	10	10	Intel
5.2	Normal garment		150-180	50-60	20-25	12-18	8	10	Varied (major materials are local) in VSIP
5.3	Sheds		120-180	50-60	20-25	10-12	8	10	Varied (major materials are local) in VSIP
5.4	Multi-storey plants		250-300	40-45	30-35	10-12	8	10	Varied (major materials are local) in VSIP

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- Numbers are for references only and can be updated for next month due to steel escalation
- Construction costs can be decided with BOQ when Conceptial and Detailed design are fully developed with SoW
- Piling and diaframe walls cost can be varied locations by locations
- Current rates assumed at 21.600 VND # 1 USD

- Reusing must be with source indication

Release approved by

Do Thi Ngoc Lien
President & CEO

(Valid to Feb 2015)