

APAC Hospitality Cost Benchmarking



Foreword

Currie & Brown is pleased to present the latest edition of our *Hotel Benchmarking Cost Data* for the Asia-Pacific region. This quarterly report brings you up-to-date, high-level cost information for one of the most dynamic construction sectors.

Hospitality is at the very core of our business. Our dedicated teams, drawn from around 1,900 professionals in over 65 offices worldwide, offer high-quality services to the hotel and leisure industry. These services include cost management and quantity surveying, project management, programming and advisory services.

From luxury hotels and resorts through to economy hostels and mixed-use developments, Currie & Brown can provide you with the best solutions to meet your needs and achieve the required 'through-life' quality and brand performance. Our highly skilled teams possess considerable knowledge and experience across multiple sectors, in addition to hospitality.

If you have any queries about our services or would like to know more about how we can assist, please do not hesitate to get in touch. I am confident that my colleagues will be able to help, whatever your needs may be.

Kim Berry
Chief Operating Officer, Asia Pacific

Hotel facilities by star rating

Facility	5★	4★	3★
Business centre	★	★	★
Conference room	★	★	★
Banquet hall	★		
Catering facilities	★	★	★
Lounge	★		
Swimming pool (indoor/outdoor)	★	★	
Car parking	★	★	★
Retail shop	★	★	
Laundry	★	★	★

Benchmarking summary

Q2 2018

Australia (AUD/m² CFA)

Hotel	Melbourne	Sydney
★	3,657 - 4,770	4,005 - 5,255
★	3,545 - 4,580	3,545 - 4,850
★	3,510 - 4,025	3,110 - 3,900

China (CNY/m² CFA)

Hotel	Beijing	Shanghai	Shenzhen
★	11,000 - 15,000	11,000 - 15,000	12,000 - 16,000
★	9,000 - 11,000	8,000 - 11,000	9,000 - 12,000
★	7,000 - 9,000	6,000 - 8,000	7,500 - 9,000
★ FFE	600 - 850	500 - 650	700 - 900
★ FFE	450 - 600	300 - 400	400 - 600
★ FFE	300 - 400	200 - 300	300 - 400

Japan (JPY/m² CFA)

Hotel	Tokyo
★	550,000 - 650,000
★	450,000 - 550,000
★	350,000 - 450,000
★ FFE	100,000 - 120,000
★ FFE	80,000 - 100,000
★ FFE	60,000 - 70,000

Taiwan (TWD/m² CFA)

Hotel	Taipei
★	45,000 - 60,000
★	35,000 - 50,000
★	25,000 - 35,000
★ FFE	20,000 - 35,000
★ FFE	16,000 - 25,000
★ FFE	12,000 - 20,000

Malaysia (MYR/m² CFA)

Hotel	Kuala Lumpur
★	8,100 - 9,300
★	6,200 - 7,100
★	4,350 - 5,810

Thailand (THB/m² CFA)

Hotel	Bangkok
★	55,000 - 69,350
★	48,450 - 55,100
★	37,250 - 46,950
★ FFE	11,250 - 14,800
★ FFE	8,700 - 11,250
★ FFE	6,650 - 8,700

Hong Kong (HKD/m² CFA)

Hotel	Hong Kong
★	36,000 - 45,000
★	33,000 - 36,000
★	28,000 - 33,000

Indonesia (IDR/m² CFA)

Hotel	Jakarta
★	31,200,000
★	12,480,000
★	4,420,000

Singapore (SGD/m² CFA)

Hotel	Singapore
★	2,700 - 3,500
★	2,300 - 2,800
★	2,100 - 2,400
★ FFE	3,800 - 4,800
★ FFE	3,200 - 4,000
★ FFE	3,000 - 3,300

Vietnam (VND/m² CFA)

Hotel	Ho Chi Minh City
★	48,500,000
★	40,500,000
★	34,500,000
★ FFE	9,000,000
★ FFE	6,000,000
★ FFE	4,000,000

The construction costs shown in this report are based on prices obtained by competitive tendering for fixed price, standard duration contracts and are based on normal site conditions and urban locations.

Construction floor areas (CFA) are, as usual, based upon measurements taken from the outside face of the external walls of the building across all lift shafts, stairwells and E&M rooms, but excluding any lightwells and atrium voids.

CFA represents covered construction areas, these being larger than gross floor areas, ie those calculated from the plot ratio as set down in discrete, local regulations.

The construction costs include interior decoration, furniture, fittings and equipment (FF&E) and any special lighting.

Specific exclusions

The following are excluded from the construction costs stated:

- Pre-opening expenses
- Operating supplies and expenses (OSE)
- Working capital
- Staff training and administrative costs
- Required utilities beyond site boundary
- Site formation and external works
- Utility connection and capacity enhancement charges
- Local authority levies and import duties
- Financial and legal expenses
- Consultants' fees and expenses

Currie & Brown's liability for the data stated is limited to the value of consideration received for this information.

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Cost management and quantity surveying
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