

## 2011 Costs of Constructions in the Bangkok Metropolitan Region, Valuers Association of Thailand

No.	Types of Properties  (Figure in Baht/sq.metre)	Const in 2010			Const in 2011			Bldg Age (yr)	Depre- ciation /year	Note
		at June Con. Cost Index			at June Con. Cost Index					
		Low	Medium	High	Low	Medium	High			
1	Detached house, wooden, single-storied	9,300	10,800	12,200	9,600	11,200	12,500	20	5%	a
2	Detached house, wooden, two-storied	8,100	10,200	11,700	8,300	10,500	12,100	20	5%	a
3	Detached house, wooden, elevated	11,700	12,400	13,600	12,100	12,700	14,000	20	5%	a
4	Detached house, wood & brick mixed	7,800	9,400	10,800	8,000	9,700	11,000	25	4%	a
5	Detached house, concrete, single-storeyed	10,400	11,800	13,400	10,700	12,200	13,900	50	2%	b
6	Detached house, concrete, 2 to 3-storeyed	9,500	11,000	13,400	9,800	11,400	13,900	50	2%	b
7	Duplex house, single-storeyed	8,700	10,400	11,800	9,000	10,700	12,200	50	2%	b
8	Duplex house, 2 to 3-storeyed	7,900	9,100	10,400	8,200	9,500	10,700	50	2%	b
9	Townhouse (TH), single-storeyed	7,000	8,500	9,200	7,300	8,800	9,600	50	2%	b
10	TH, 2 to 3-storeyed, 4-m wide	6,900	8,300	9,900	7,200	8,600	10,200	50	2%	b
11	TH, 2 to 3-storeyed, 5 to 6-m wide*	8,400	9,900	11,300	8,700	10,200	11,700	50	2%	b
12	TH, 2 to 3-storeyed, 5 to 6-m wide**	7,300	8,600	10,400	7,600	8,900	10,700	50	2%	b
13	Rowhouse, wooden 1 to 2-storeyed	5,400	6,700		5,500	6,900		20	5%	a
14	Shophouse, single-storeyed	5,400	6,000	6,900	5,600	6,200	7,200	50	2%	b
15	Shophouse, 2 to 3-storeyed	6,100	7,200	8,400	6,300	7,500	8,700	50	2%	b
16	Shophouse, 4 to 5-storeyed	5,900	6,900	7,900	6,100	7,200	8,200	50	2%	b
17	Residential building, <6-storeyed	9,700	12,100	13,700	10,000	12,500	14,200	50	2%	b
18	Residential building, 6 to 15-storeyed	11,600	15,600	18,600	12,100	16,300	19,400	50	2%	b
19	Residential building, 16 to 25-storeyed	15,500	19,200	24,800	16,200	20,100	26,000	50	2%	b
20	Residential building, 26 to 35-storeyed	17,100	21,700	27,800	17,900	22,700	29,200	50	2%	b
21	Commercial building, <10-storeyed		15,700	18,900		16,400	19,700	50	2%	b
22	Commercial building, 10 to 20-storeyed		17,900	22,600		18,800	23,700	50	2%	b
23	Commercial building, 21 to 35-storeyed		23,200	31,100		24,300	32,500	50	2%	b
24	Shopping plaza, <4-storeyed		15,000	17,300		15,700	18,200	50	2%	b
25	Shopping plaza, 4-storeyed and over		20,500	25,300		21,500	26,500	50	2%	b
26	Car park bldg, on-ground	8,700	9,400		9,300	10,100		50	2%	b
27	Car park bldg, underground, 1 to 2-storeyed		15,700			16,800		50	2%	b
28	Car park bldg, underground, 3 to 4-storeyed		25,100			26,900		50	2%	b
29	Warehouse and general factory building	5,600	6,900		5,800	7,200		30	3%	b
30	Tennis court	1,540,000			1,650,000			Not stipulated		
31	Tennis court (3 consecutive courts)	1,280,000			1,370,000			Not stipulated		

\* without column inside building \*\* with column inside building

Note:

**a:** Deducting the depreciation until 0%. If any building has longer actual age, then estimate the effective age.

**b:** Calculating the depreciation by flat rate until it reach as 40% of the value left. The maximum depreciation is thus 60% although the actual age is beyond 30 years.