

2017 Costs of Constructions in the Bangkok Metropolitan Region, Thai Appraisal Foundation

No.	Types of Properties (Figure in Baht/sq.metre)	Const in 2015			Const in 2016			Const in 2017			Const in 2017			Bldg Age (yr)	Depreciation /year	Note
		at Dec. Con. Cost Index			at Dec. Con. Cost Index			at Jun. Con. Cost Index			at Sep. Con. Cost Index					
		Low	Medium	High	Low	Medium	High	Low	Medium	High	Low	Medium	High			
1	Detached house, wooden, single-storied	9,900	11,400	12,800	9,900	11,400	12,800	9,900	11,400	12,900	10,100	11,700	13,200	20	5%	a
2	Detached house, wooden, two-storied	8,500	10,800	12,400	8,500	10,800	12,400	8,500	10,800	12,500	8,700	11,100	12,800	20	5%	a
3	Detached house, wooden, elevated	12,400	13,000	14,400	12,400	13,000	14,500	12,500	13,100	14,600	12,800	13,400	15,000	20	5%	a
4	Detached house, wood & brick mixed	8,200	10,000	11,300	8,200	10,000	11,300	8,300	10,000	11,300	8,500	10,200	11,600	25	4%	a
5	Detached house, concrete, single-storeyed	11,000	12,500	14,300	11,000	12,500	14,400	11,000	12,600	14,500	11,300	12,900	14,900	50	2%	b
6	Detached house, concrete, 2 to 3-storeyed	10,100	11,700	14,300	10,100	11,700	14,400	10,100	11,800	14,500	10,300	12,100	14,900	50	2%	b
7	Duplex house, single-storeyed	9,300	11,000	12,500	9,300	11,000	12,500	9,300	11,000	12,600	9,500	11,300	12,900	50	2%	b
8	Duplex house, 2 to 3-storeyed	8,400	9,800	11,000	8,400	9,800	11,000	8,400	9,800	11,000	8,600	10,000	11,300	50	2%	b
9	Townhouse (TH), single-storeyed	7,500	9,000	9,900	7,500	9,000	9,900	7,600	9,000	9,900	7,800	9,200	10,100	50	2%	b
10	TH, 2 to 3-storeyed, 4-m wide	7,400	8,800	10,500	7,500	8,800	10,500	7,600	8,800	10,500	7,800	9,000	10,800	50	2%	b
11	TH, 2 to 3-storeyed, 5 to 6-m wide*	8,900	10,500	12,000	8,900	10,500	12,000	8,900	10,500	12,100	9,100	10,800	12,400	50	2%	b
12	TH, 2 to 3-storeyed, 5 to 6-m wide**	7,800	9,100	11,000	7,800	9,100	11,000	7,900	9,100	11,000	8,100	9,300	11,300	50	2%	b
13	Rowhouse, wooden 1 to 2-storeyed	5,700	7,000	-	5,700	7,100	-	5,800	7,200	-	5,900	7,400	-	20	5%	a
14	Shophouse, single-storeyed	5,800	6,400	7,400	5,800	6,400	7,500	5,900	6,500	7,600	6,000	6,700	7,800	50	2%	b
15	Shophouse, 2 to 3-storeyed	6,500	7,700	8,900	6,500	7,700	8,900	6,600	7,800	8,900	6,800	8,000	9,100	50	2%	b
16	Shophouse, 4 to 5-storeyed	6,300	7,400	8,400	6,300	7,500	8,400	6,400	7,600	8,400	6,600	7,800	8,600	50	2%	b
17	Residential building, <6-storeyed	10,300	12,800	14,600	10,300	12,800	14,700	10,300	12,900	14,800	10,600	13,200	15,200	50	2%	b
18	Residential building, 6 to 15-storeyed	12,400	16,800	20,000	12,400	16,900	20,300	12,500	17,000	20,500	12,800	17,400	21,000	50	2%	b
19	Residential building, 16 to 25-storeyed	16,700	20,700	26,600	16,800	21,000	26,800	16,900	21,200	26,900	17,300	21,700	27,600	50	2%	b
20	Residential building, 26 to 35-storeyed	18,400	23,400	29,900	18,500	23,600	30,100	18,600	23,800	30,300	19,100	24,400	31,000	50	2%	b
21	Commercial building, <10-storeyed	-	16,900	20,300	-	17,000	20,600	-	17,100	20,800	-	17,500	21,300	50	2%	b
22	Commercial building, 10 to 20-storeyed	-	19,200	24,400	-	19,400	24,600	-	19,500	24,800	-	20,000	25,400	50	2%	b
23	Commercial building, 21 to 35-storeyed	-	25,000	33,400	-	25,200	33,700	-	25,300	33,900	-	25,900	34,700	50	2%	b
24	Shopping plaza, <4-storeyed	-	16,200	18,700	-	16,300	18,900	-	16,400	19,000	-	16,800	19,500	50	2%	b
25	Shopping plaza, 4-storeyed and over	-	22,100	27,200	-	22,400	27,400	-	22,600	27,600	-	23,100	28,300	50	2%	b
26	Car park bldg, on-ground	9,700	10,400	-	9,700	10,400	-	9,700	10,400	-	9,900	10,700	-	50	2%	b
27	Car park bldg, underground, 1 to 2-storeyed	-	17,300	-	-	17,400	-	-	17,500	-	-	17,900	-	50	2%	b
28	Car park bldg, underground, 3 to 4-storeyed	-	27,600	-	-	27,800	-	-	28,000	-	-	28,700	-	50	2%	b
29	Warehouse and general factory building	6,000	7,400	-	6,000	7,500	-	6,100	7,600	-	6,200	7,800	-	30	3%	b
30	Tennis court	1,700,000			1,706,000			1,717,700			1,759,400			Not stipulated		
31	Tennis court (3 consecutive courts)	1,410,000			1,415,000			1,424,800			1,459,400			Not stipulated		
32	Concrete road (housing projects)	800			800			800			800			Not stipulated		
33	Asphalt road	400			400			400			400			Not stipulated		
34	Concrete pavement	500			500			500			500			Not stipulated		
35	Brick block fence (None retaining wall)	1,200			1,200			1,200			1,200			30	3%	b
36	Farmhouse (chickens, pigs; farm evap)	2,500			2,500			2,500			2,500			30	3%	b
37	Covered area (parking)	1,500			1,500			1,500			1,500			30	3%	b

* 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.