

2018 Costs of Constructions in the Bangkok Metropolitan Region, Thai Appraisal Foundation

No.	Types of Properties (Figure in Baht/sq.metre)	Const in 2016			Const in 2017			Const in 2018			Const in 2018			Bldg Age (yr)	Depre- ciation /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	10,200	11,800	13,300	10,200	11,800	13,300	10,200	11,800	13,300	20	5%	a
2	Detached house, wooden, two-storied	8,500	10,800	12,400	8,800	11,200	12,900	8,800	11,200	12,900	8,800	11,200	12,900	20	5%	a
3	Detached house, wooden, elevated	12,400	13,000	14,500	12,900	13,500	15,100	12,900	13,400	15,000	12,900	13,400	15,000	20	5%	a
4	Detached house, wood & brick mixed	8,200	10,000	11,300	8,600	10,300	11,700	8,600	10,300	11,700	8,600	10,300	11,700	25	4%	a
5	Detached house, concrete, single-storeyed	11,000	12,500	14,400	11,400	13,000	15,000	11,400	13,000	14,900	11,400	13,000	14,900	50	2%	b
6	Detached house, concrete, 2 to 3-storeyed	10,100	11,700	14,400	10,400	12,200	15,000	10,400	12,200	14,900	10,400	12,200	14,900	50	2%	b
7	Duplex house, single-storeyed	9,300	11,000	12,500	9,600	11,400	13,000	9,600	11,400	13,000	9,600	11,400	13,000	50	2%	b
8	Duplex house, 2 to 3-storeyed	8,400	9,800	11,000	8,700	10,100	11,400	8,700	10,100	11,400	8,700	10,100	11,400	50	2%	b
9	Townhouse (TH), single-storeyed	7,500	9,000	9,900	7,900	9,300	10,200	7,900	9,300	10,200	7,900	9,300	10,200	50	2%	b
10	TH, 2 to 3-storeyed, 4-m wide	7,500	8,800	10,500	7,900	9,100	10,900	7,900	9,100	10,900	7,900	9,100	10,900	50	2%	b
11	TH, 2 to 3-storeyed, 5 to 6-m wide*	8,900	10,500	12,000	9,200	10,900	12,500	9,200	10,900	12,500	9,200	10,900	12,500	50	2%	b
12	TH, 2 to 3-storeyed, 5 to 6-m wide**	7,800	9,100	11,000	8,200	9,400	11,400	8,200	9,400	11,400	8,200	9,400	11,400	50	2%	b
13	Rowhouse, wooden 1 to 2-storeyed	5,700	7,100	-	5,900	7,400	-	5,800	7,400	-	5,800	7,400	-	20	5%	a
14	Shophouse, single-storeyed	5,800	6,400	7,500	6,000	6,700	7,900	5,900	6,700	7,900	5,900	6,700	7,900	50	2%	b
15	Shophouse, 2 to 3-storeyed	6,500	7,700	8,900	6,800	8,100	9,200	6,800	8,100	9,200	6,800	8,100	9,200	50	2%	b
16	Shophouse, 4 to 5-storeyed	6,300	7,500	8,400	6,600	7,900	8,700	6,600	7,900	8,700	6,600	7,900	8,700	50	2%	b
17	Residential building, <6-storeyed	10,300	12,800	14,700	10,700	13,300	15,300	10,700	13,300	15,200	10,700	13,300	15,200	50	2%	b
18	Residential building, 6 to 15-storeyed	12,400	16,900	20,300	12,900	17,500	21,100	12,900	17,400	21,100	12,900	17,400	21,100	50	2%	b
19	Residential building, 16 to 25-storeyed	16,800	21,000	26,800	17,400	21,800	27,800	17,300	21,800	27,700	17,300	21,800	27,700	50	2%	b
20	Residential building, 26 to 35-storeyed	18,500	23,600	30,100	19,200	24,600	31,200	19,200	24,500	31,100	19,200	24,500	31,100	50	2%	b
21	Commercial building, <10-storeyed	-	17,000	20,600	-	17,600	21,400	-	17,500	21,400	-	17,500	21,400	50	2%	b
22	Commercial building, 10 to 20-storeyed	-	19,400	24,600	-	20,100	25,600	-	20,100	25,500	-	20,100	25,500	50	2%	b
23	Commercial building, 21 to 35-storeyed	-	25,200	33,700	-	26,100	34,900	-	26,000	34,800	-	26,000	34,800	50	2%	b
24	Shopping plaza, <4-storeyed	-	16,300	18,900	-	16,900	19,600	-	16,800	19,600	-	16,800	19,600	50	2%	b
25	Shopping plaza, 4-storeyed and over	-	22,400	27,400	-	23,300	28,500	-	23,200	28,400	-	23,200	28,400	50	2%	b
26	Car park bldg, on-ground	9,700	10,400	-	10,000	10,800	-	10,000	10,800	-	10,000	10,800	-	50	2%	b
27	Car park bldg, underground, 1 to 2-storeyed	-	17,400	-	-	18,000	-	-	17,900	-	-	17,900	-	50	2%	b
28	Car park bldg, underground, 3 to 4-storeyed	-	27,800	-	-	28,900	-	-	28,800	-	-	28,800	-	50	2%	b
29	Warehouse and general factory building	6,000	7,500	-	6,200	7,900	-	6,200	7,900	-	6,200	7,900	-	30	3%	b
30	Tennis court	1,706,000			1,771,100			1,765,700			1,767,400			Not stipulated		
31	Tennis court (3 consecutive courts)	1,415,000			1,469,100			1,464,600			1,466,000			Not stipulated		
32	Concrete road (housing projects)	800			800			810			810			Not stipulated		
33	Asphalt road	400			400			410			410			Not stipulated		
34	Concrete pavement	500			500			510			510			Not stipulated		
35	Brick block fence (None retaining wall)	1,200			1,200			1,220			1,220			30	3%	b
36	Farmhouse (chickens, pigs; farm evap)	2,500			2,500			2,540			2,540			30	3%	b
37	Covered area (parking)	1,500			1,500			1,520			1,520			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.