



CONSULTANT

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VIETNAM CONSTRUCTION QUARTERLY COST REPORT QUARTER 3 - 2023



FOREWORD FROM THE BOARD OF DIRECTORS

It gives us a great pleasure to announce that we have changed our company name from **Arcadis Vietnam Company Ltd.** to **DLS Consultant Company Ltd.** effective as of 20th November 2022.

There is no change to our company registration number, company address, services and procedures, management operations, all people including Directors and Managers in Vietnam. Therefore, there will be no negative impact to the delivery of our services for our ongoing and future projects.

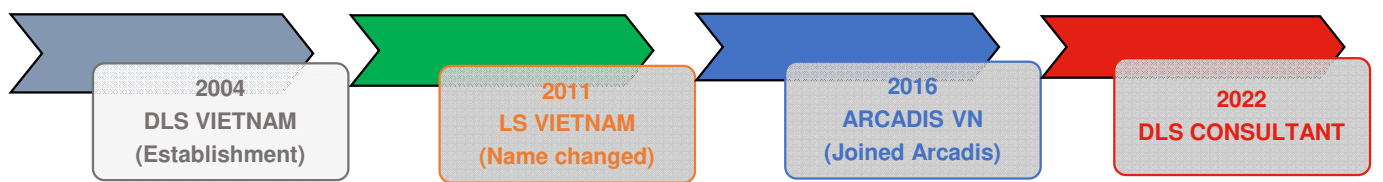
Whilst the business in Vietnam is now standalone, we are pleased to inform that we will continue to connect and collaborate with Arcadis as strategic alliance partners. This will provide the local business with access to technical expertise and resources globally outside of Vietnam as and when required to better serve out clients and projects.

We are very excited with this transition and look forward to maintaining and further strengthening our position as a market leader for Construction Cost & Commercial Management (Quantity Surveying) Services in Vietnam.

On this occasion, we would like to express our deepest thankful to the Client, Partners for your trusts, collaboration and support us in the past and expect to further cooperation and working with you to conquer the success for your projects.

Board of Directors of DLS Consultant Company Limited.

DLS - 19 YEARS OF ESTABLISHMENT AND DEVELOPMENT



INTRODUCTION

This version of DLS Construction Quarterly Cost Report Q3/2023, as other future periodic cost report focuses on the construction cost profile of Vietnam. This cost report is to provide a general reference cost trend in Vietnam in recent quarters.

The information contained in this cost report has been prepared by DLS Consultant Company Limited and should be regarded as indicative and for general guidance only. DLS Consultant Co., Ltd. makes no representation, expressed or implied, with regard to the accuracy of the information herein and cannot accept any responsibility or liability for any errors or omissions that may be made.

Any further information and/or if advice relating to particular projects is required, please contact DLS Consultant:

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DLS CORE SERVICES

COST MANAGEMENT

- Cost Planning
- Benchmarking
- Procurement
- Post-Contract Cost Management
- Finalization of Account

PROJECT MANAGEMENT

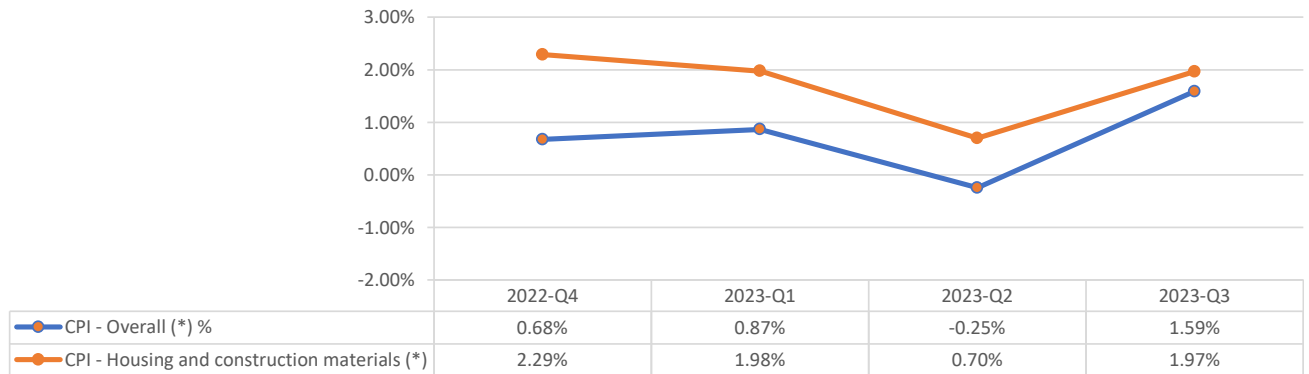
- Programme Planning and Management
- Master Scheduling
- Master Budget Development
- Design Management
- Delivery and Contracting Strategies
- Construction Management

SPECIALIST SERVICES

- Contract Administrator
- Project Risk Management
- Cost Due Diligence
- Loan Drawdown Monitoring
- Project Monitoring

1 GENERAL PRICE INFORMATION

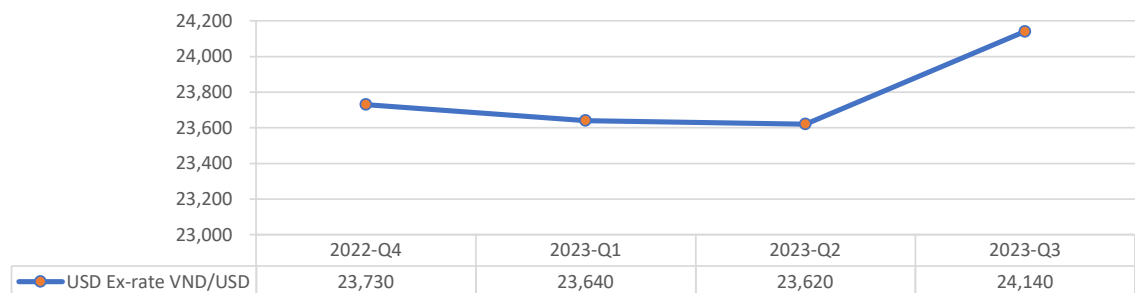
CONSUMER PRICE INDEX



Notes:

- (*): The CPI of a Quarter compares to previous one's. The positive figure express the increase and the negative figure shows the decrease.
- Housing and construction materials includes Cost of rented house, electricity, running water, fuel and constructional material
- Data Source: Vietnam General Statistics Office.

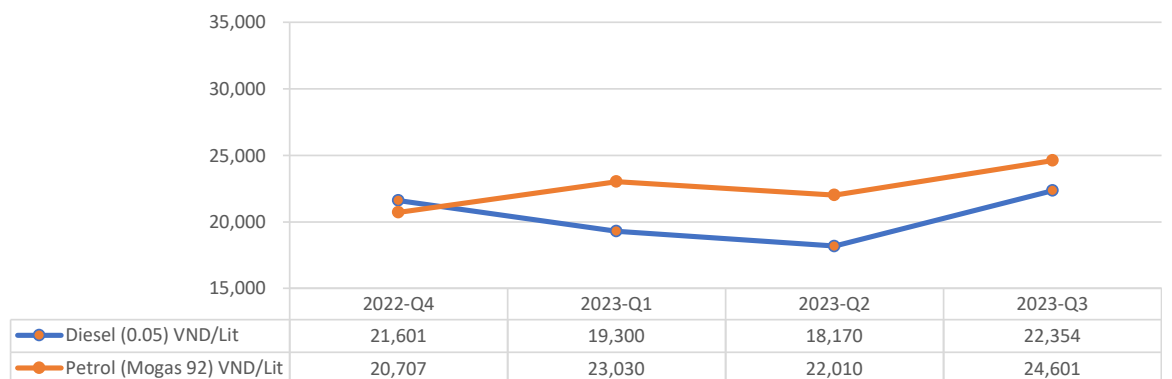
EXCHANGE RATE



Notes:

- USD exchange rate is based on Vietcombank exchange rate at mid of quarter.

FUEL PRICE



2 DAILY LABOUR COST IN PRIVATE SECTOR - CONSTRUCTION PROJECT



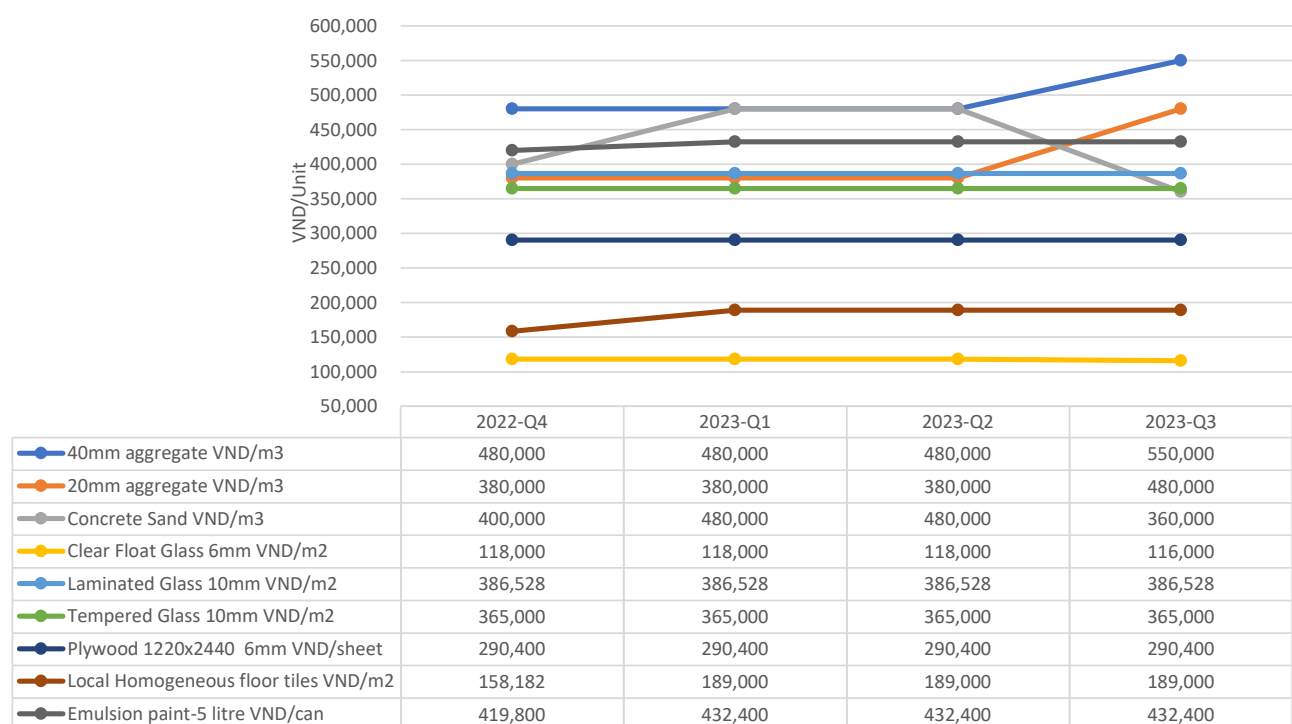
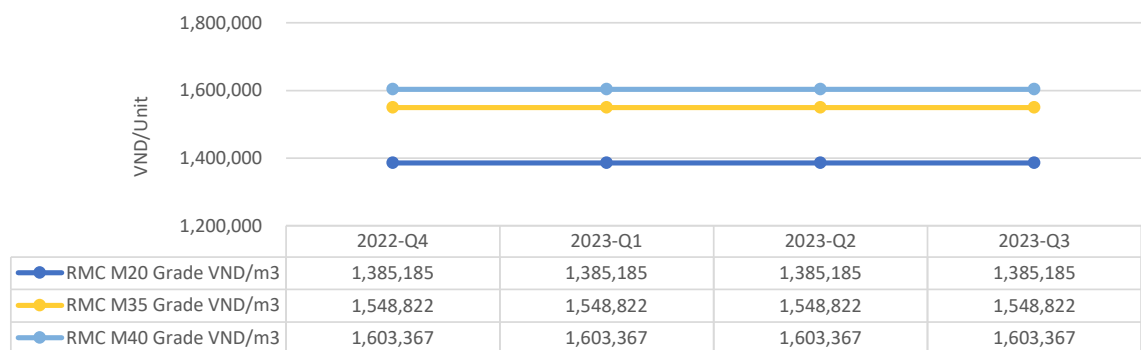
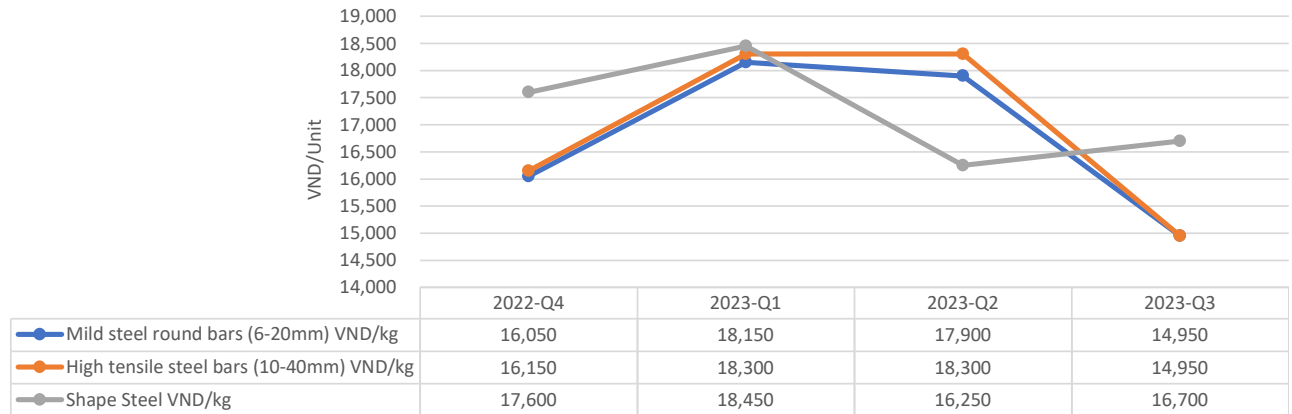
Notes:

Average Price in VND/day

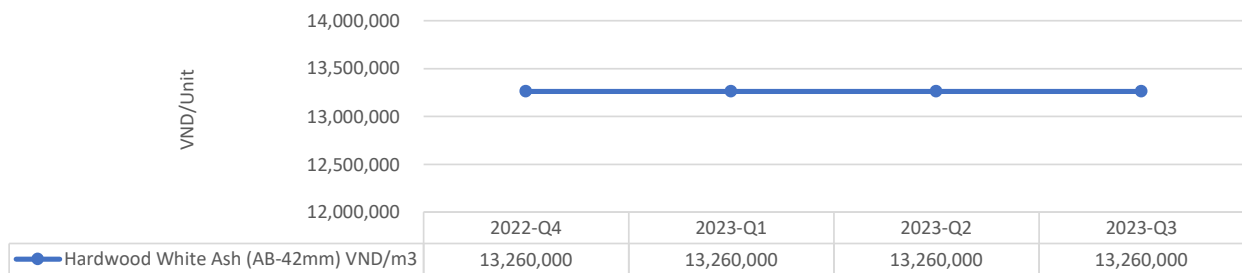
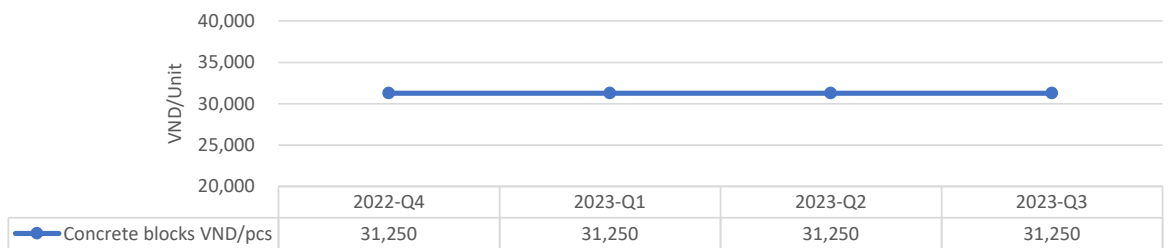
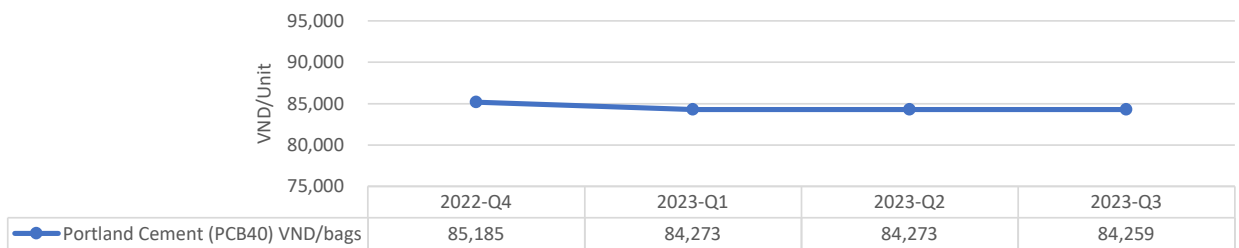
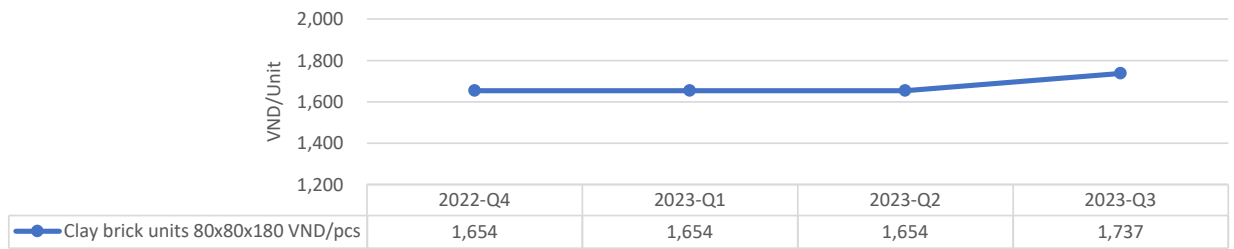
3 MATERIAL PRICES - BUILDER WORKS

Notes:

Average Price in VND (excluded Labor, plant, transport, wastage and other incidentals (and is ex-works price), VAT.



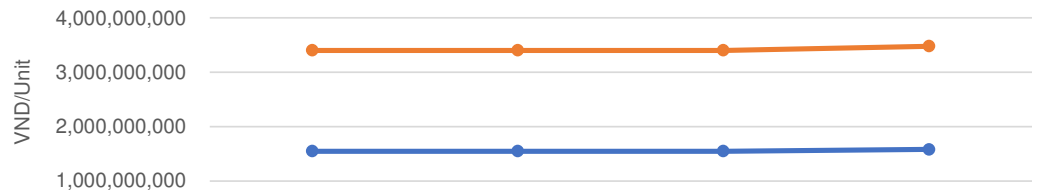
3 MATERIAL PRICES - BUILDER WORKS



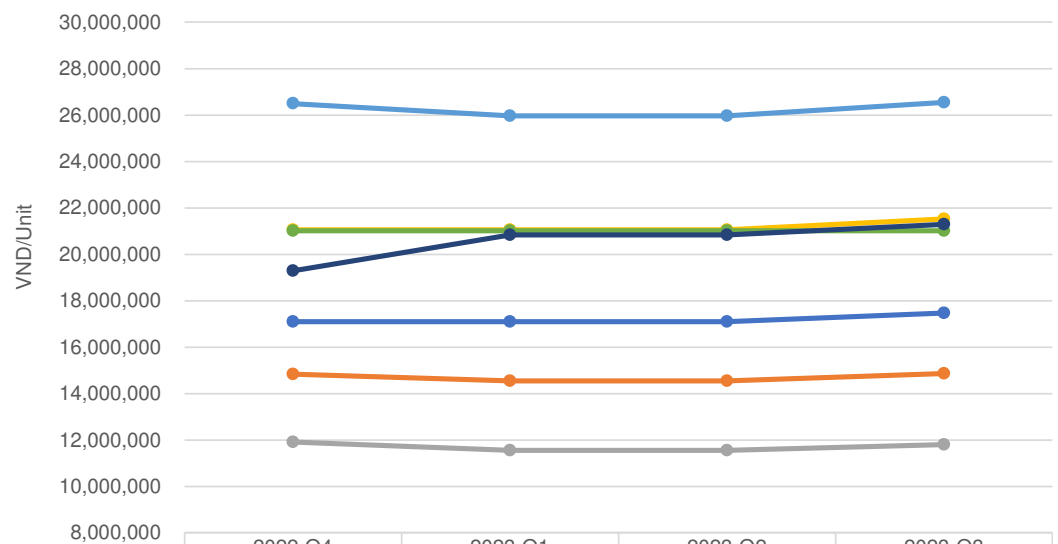
4 MATERIAL PRICES - MEP WORKS

Notes:

Average Price in VND (excluded Labor, plant, transport, wastage and other incidentals (and is ex-works price), VAT.

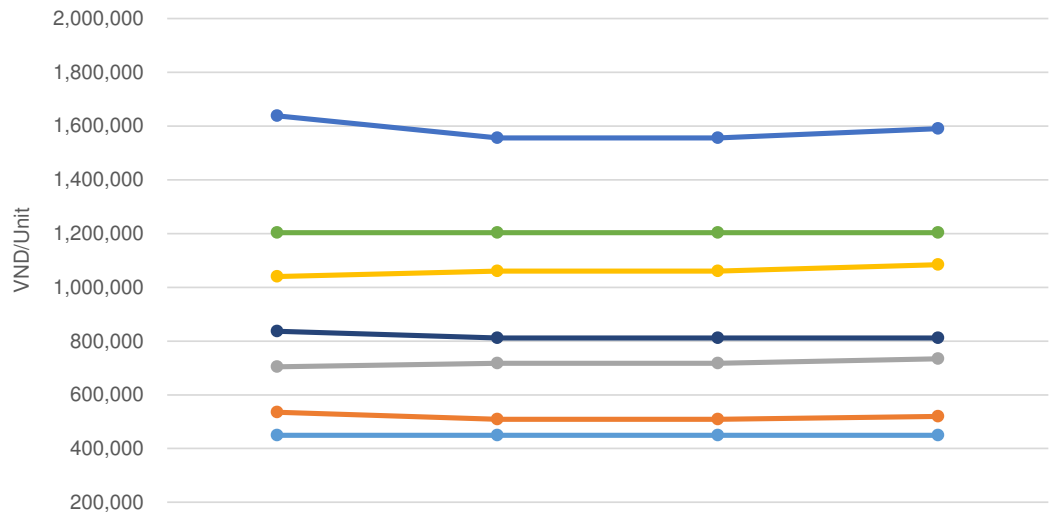


	2022-Q4	2023-Q1	2023-Q2	2023-Q3
Transformer 1,000 kVA VND/set	1,541,872,800	1,541,872,800	1,541,872,800	1,575,817,502
Diesel Standby Generator 1,000 kVA VND/set	3,401,506,200	3,401,506,200	3,401,506,200	3,476,391,180

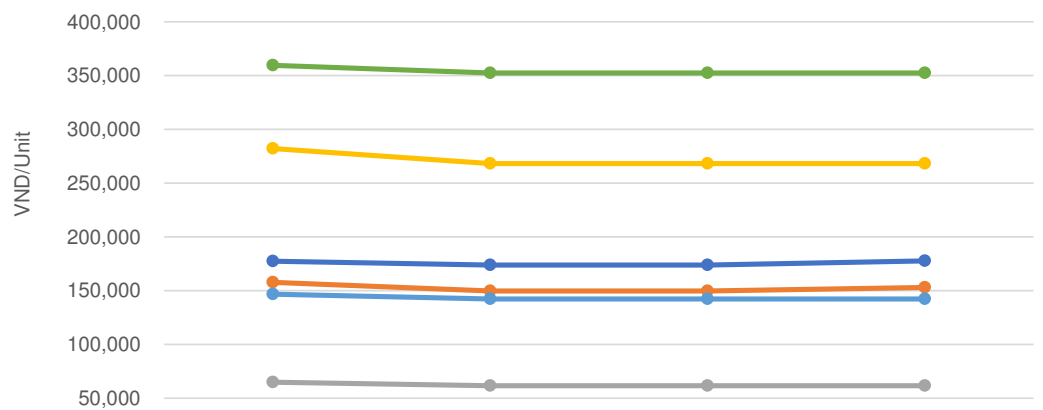


	2022-Q4	2023-Q1	2023-Q2	2023-Q3
Lightning Protection System - ESE Rp 75 VND/set	17,094,000	17,094,000	17,094,000	17,470,329
CCTV System Loại Dome (IP/ IR/ 720P) VND/set	14,834,100	14,537,400	14,537,400	14,857,444
Uninterruptible Power Supply (UPS) 1.0kVA/ 1P / 30min. VND/set	21,051,000	21,051,000	21,051,000	21,514,443
Air Conditioner Unit 2.0HP/ Wall Mounted / Inverter VND/set	26,497,800	25,967,800	25,967,800	26,539,487
Water Cooling Chiller 1.0Tons/ VSD/ COP 5.0 VND/set	11,904,000	11,547,000	11,547,000	11,801,210
Fan Equipment 1,000 ls/ Centrifugal VND/set	21,007,900	21,007,900	21,007,900	21,007,900
Water Pump 10 ls/ 2900 RPM VND/pcs	19,290,000	20,833,000	20,833,000	21,291,644

4 MATERIAL PRICES - MEP WORKS



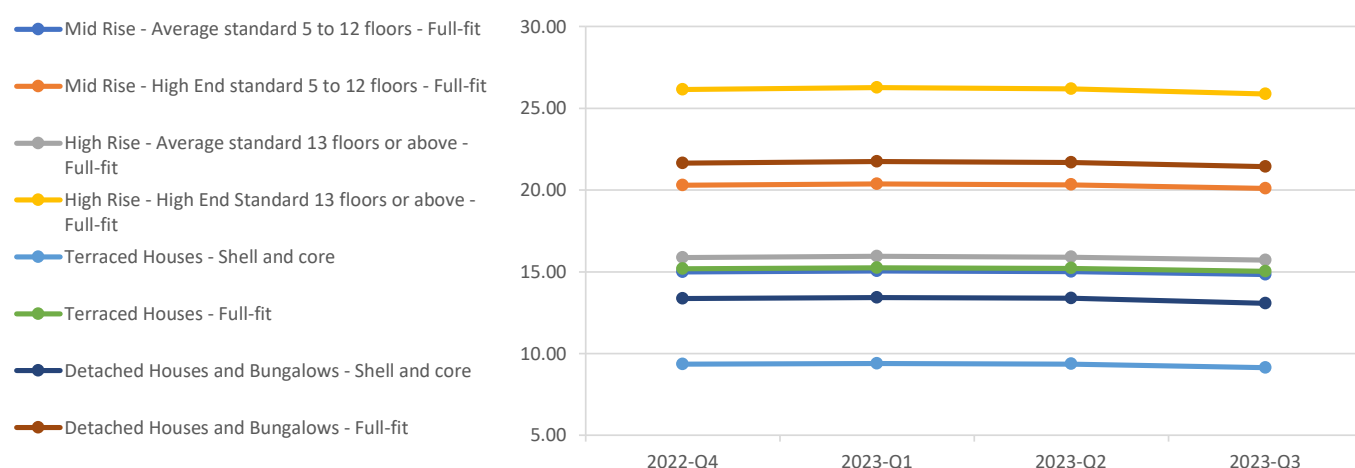
	2022-Q4	2023-Q1	2023-Q2	2023-Q3
● Circuit Breaker 63A / 3P VND/pcs	1,637,700	1,555,800	1,555,800	1,590,051
● Lighting Fixture 12W - ceiling conceal VND/pcs	535,100	508,300	508,300	519,490
● Public Address System (Speaker) ceiling conceal 3W VND/set	703,500	717,600	717,600	733,398
● Fire Alarm Detector - smoke detector VND/pcs	1,039,500	1,060,300	1,060,300	1,083,643
● Valve, Meter DN 25/gate valve VND/pcs	448,800	448,800	448,800	448,800
● Copper Pipe DN 50/ 1.5 VND/m	1,202,600	1,202,600	1,202,600	1,202,600
● Duct Works 1mm THK VND/m2	835,700	810,600	810,600	810,600



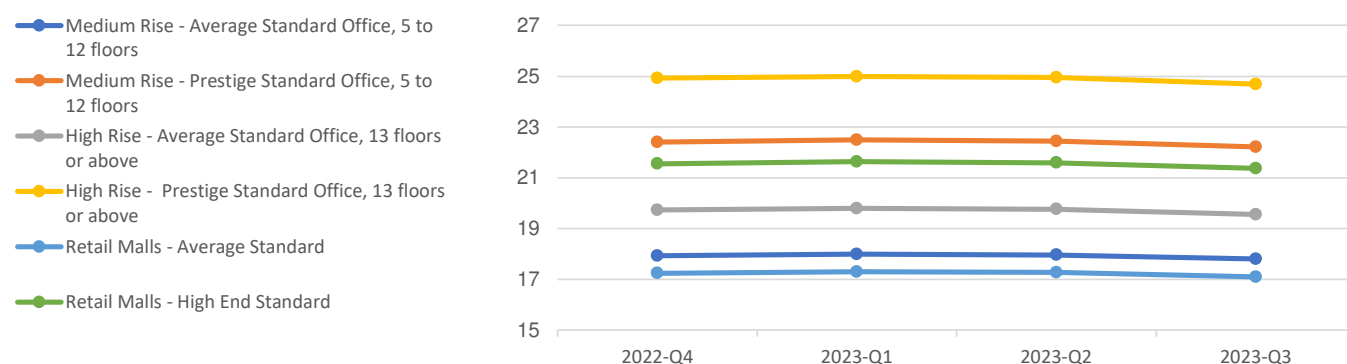
	2022-Q4	2023-Q1	2023-Q2	2023-Q3
● Power Cable 50.0mm2 / 1 core / 0.4kV VND/m	177,400	173,900	173,900	177,728
● Receptacle - double / 3P Universal VND/pcs	157,600	149,700	149,700	152,996
● Plastic Pipe (uPVC) DN 50/ PN10 VND/m	64,800	61,600	61,600	61,600
● Plastic Pipe (PPR) DN 50/PN20 VND/m	282,200	268,100	268,100	268,100
● Steel Pipe (Galvanized) DN 50/ 3.6 VND/m	146,800	142,400	142,400	142,400
● Inox Pipe DN 50/2.5 VND/m	359,400	352,200	352,200	352,200

5 APPROXIMATE BUILDING COSTS

BUILDING TYPE	Million VND/M2 CFA			
RESIDENTIAL	2022-Q4	2023-Q1	2023-Q2	2023-Q3
Mid Rise - Average standard 5 to 12 floors - Full-fit	14.99	15.04	15.01	14.83
Mid Rise - High End standard 5 to 12 floors - Full-fit	20.29	20.37	20.32	20.09
High Rise - Average standard 13 floors or above - Full-fit	15.87	15.94	15.90	15.71
High Rise - High End Standard 13 floors or above - Full-fit	26.15	26.25	26.19	25.88
Terraced Houses - Shell and core	9.35	9.39	9.37	9.14
Terraced Houses - Full-fit	15.19	15.25	15.21	15.03
Detached Houses and Bungalows - Shell and core	13.36	13.41	13.38	13.06
Detached Houses and Bungalows - Full-fit	21.64	21.73	21.68	21.42

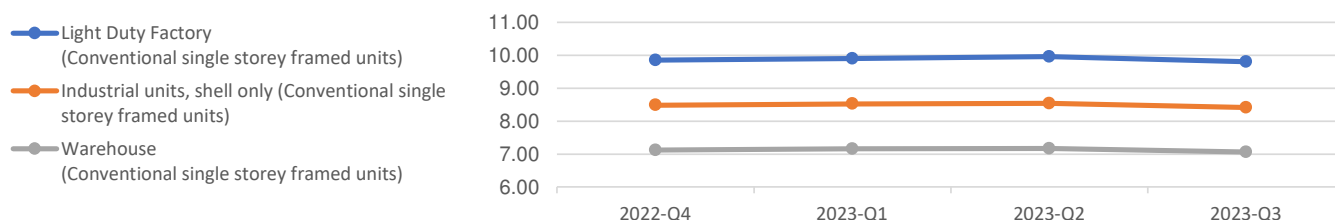


BUILDING TYPE	Million VND/M2 CFA			
OFFICE / COMMERCIAL	2022-Q4	2023-Q1	2023-Q2	2023-Q3
Medium Rise - Average Standard Office, 5 to 12 floors	17.93	18.00	17.96	17.81
Medium Rise - Prestige Standard Office, 5 to 12 floors	22.41	22.49	22.45	22.21
High Rise - Average Standard Office, 13 floors or above	19.73	19.80	19.77	19.56
High Rise - Prestige Standard Office, 13 floors or above	24.93	25.00	24.95	24.69
Retail Malls - Average Standard	17.25	17.31	17.28	17.09
Retail Malls - High End Standard	21.56	21.63	21.59	21.37

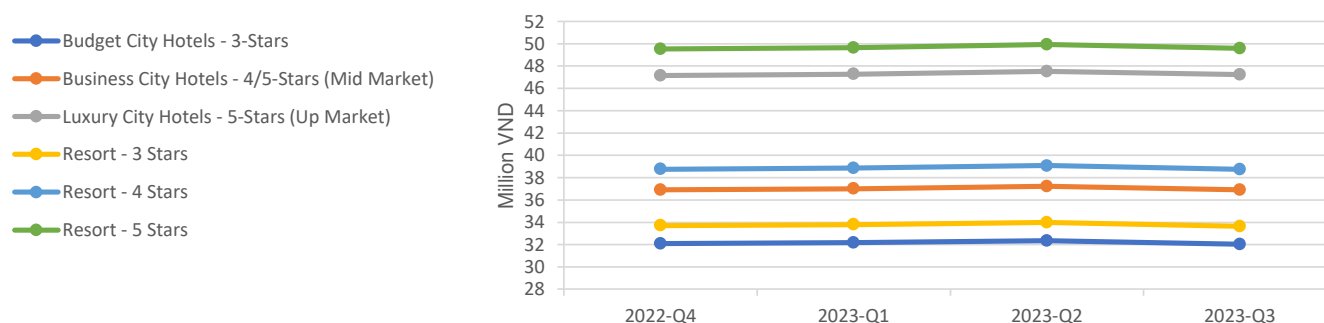


5 APPROXIMATE BUILDING COSTS

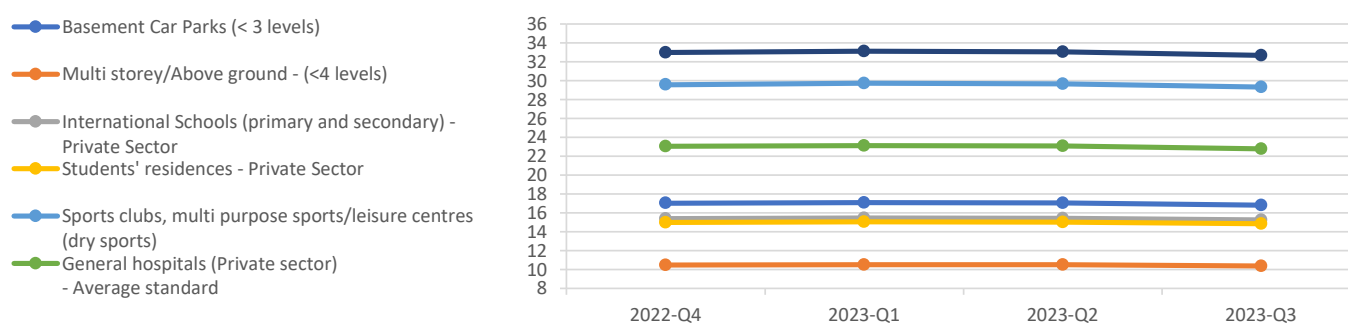
BUILDING TYPE	Million VND/M2 CFA			
INDUSTRIAL	2022-Q4	2023-Q1	2023-Q2	2023-Q3
Light Duty Factory (Conventional single storey framed units)	9.85	9.90	9.95	9.80
Industrial units, shell only (Conventional single storey framed units)	8.49	8.53	8.54	8.41
Warehouse(Conventional single storey framed units)	7.12	7.16	7.17	7.06



BUILDING TYPE	Million VND/M2 CFA			
HOTEL / RESORT	2022-Q4	2023-Q1	2023-Q2	2023-Q3
Budget City Hotels - 3-Stars	32.10	32.18	32.36	32.03
Business City Hotels - 4/5-Stars (Mid Market)	36.91	37.01	37.21	36.90
Luxury City Hotels - 5-Stars (Up Market)	47.15	47.28	47.53	47.23
Resort - 3 Stars	33.71	33.80	33.98	33.63
Resort - 4 Stars	38.76	38.86	39.07	38.74
Resort - 5 Stars	49.51	49.65	49.92	49.60



BUILDING TYPE	Million VND/M2 CFA			
OTHERS	2022-Q4	2023-Q1	2023-Q2	2023-Q3
Basement Car Parks (< 3 levels)	17.03	17.09	17.06	16.81
Multi storey/Above ground - (<4 levels)	10.47	10.52	10.50	10.36
International Schools (primary and secondary) - Private Sector	15.38	15.45	15.42	15.24
Students' residences - Private Sector	14.99	15.04	15.02	14.84
Sports clubs, multi purpose sports/leisure centres (dry sports)	29.57	29.71	29.66	29.32
General hospitals (Private sector) - Average standard	23.04	23.12	23.08	22.76
General hospitals (Private sector) - High End standard	32.98	33.10	33.04	32.66



5 APPROXIMATE BUILDING COSTS

OUTLINE SPECIFICATION FOR APPROXIMATE BUILDING COSTS

Building Type	Outline Specification
RESIDENTIAL	
Mid Rise - Average standard 5 to 12 floors - Full-fit	<u>Full fit</u> , with air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings and loose furniture
Mid Rise - High End standard 5 to 12 floors - Full-fit	<u>Full fit</u> , good quality provisions, with air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings, loose furniture, garden and parking
High Rise - Average standard 13 floors or above - Full-fit	<u>Full fit</u> , with air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings and loose furniture
High Rise - High End Standard 13 floors or above - Full-fit	<u>Full fit</u> , good quality provisions, with air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings, loose furniture, garden and parking
Terraced Houses - Shell and core	<u>Shell and core</u>
Terraced Houses - Full-fit	<u>Full fit</u> , joined houses in row(s), with air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings, loose furniture, garden and parking
Detached Houses and Bungalows - Shell and core	<u>Shell and core</u>
Detached Houses and Bungalows - Full-fit	<u>Full fit</u> , good quality provisions, with air-conditioning, kitchen cabinets and home appliances, but <u>excluding</u> decorative light fittings, loose furniture, garden and parking
OFFICE / COMMERCIAL	
Medium Rise - Average Standard Office, 5 to 12 floors	RC structure, curtain wall, including public area fit-out, but excluding tenant area fit-out
Medium Rise - Prestige Standard Office, 5 to 12 floors	Prestige offices are fitted with raised floor, suspended ceiling, A/C ducting and light fittings to tenant areas, standard façade.
High Rise - Average Standard Office, 13 floors or above	RC structure, curtain wall, including public area fit-out, but excluding tenant area fit-out
High Rise - Prestige Standard Office, 13 floors or above	Prestige offices are fitted with raised floor, suspended ceiling, A/C ducting and light fittings to tenant areas, standard façade.
Retail Malls - Average Standard	Including public area fit-out and M&E, but excluding finishes, A/C ducting and light fittings to tenant areas, standard façade.
Retail Malls - High End Standard	
INDUSTRIAL	
Light Duty Factory (Conventional single storey framed units)	Flatted factories and industrial - RC structure with steel roof and M&E to main distribution, but excluding a/c, heating and lighting, and small office fit-out
Industrial units, shell only (Conventional single storey framed units)	Flatted factories and industrial – RC structure with steel roof and M&E to main distribution, but excluding a/c, heating and lighting
Warehouse (Conventional single storey framed units)	Flatted factories and industrial – RC structure with steel roof and M&E to main distribution, but excluding a/c, heating and lighting
HOTEL / RESORT	
Budget hotels - 3-star, mid market	1) Interior decoration
Business hotels - 4/5-star	2) Furniture (fixed and movable)
Luxury hotels - 5-star	3) Special light fittings (chandeliers, etc.)
Budget hotels - 3-star, mid market	4) Operating Supplies and Equipment (OS&E) excluded .
Business hotels - 4/5-star	Resorts tend to be the destinations in themselves. Resorts often have a more spacious layout, and more amenities - offering their guests everything they need in one place
Luxury hotels - 5-star	
OTHERS	
Basement Car Parks (< 3 levels)	RC structure including temporary steel works and bottom-up.
Multi storey/Above ground - (<4 levels)	RC structure, natural ventilation, no facade enclosure
International Schools (primary and secondary) - Private Sector	Including fit-out and a/c, but <u>excluding</u> educational equipment
Students' residences - Private Sector	Including fit-out, loose furniture and a/c
Sports clubs, multi purpose sports/leisure centres (dry sports)	Dry sports (no swimming pool) and are for 'leisure center' type schemes including main sports hall, ancillary sports facilities, changing and showers, restaurant / café, bar, etc. Costs include Furniture, Fittings and Equipment (FF&E)
General hospitals (Private sector) - Average standard	<u>Excluding</u> medical and operating equipment
General hospitals (Private sector) - High End standard	<u>Excluding</u> medical and operating equipment

5 APPROXIMATE BUILDING COSTS

Notes :

1. The costs for the respective categories given above are averages based on fixed price competitive tenders. It must be understood that the actual cost of a building will depend upon the design and many other factors and may vary from the figures shown.
2. The costs per square meter are based on **Construction Floor Areas (CFA)** measured to the outside face of the external walls / external perimeter including lift shafts, stairwells, balconies, plant rooms, water tanks and the like.
3. All buildings are assumed to have no basements (except otherwise stated) and are built on flat ground, with normal soil and site conditions. The cost excludes site formation works, external works, land cost, professional fees, finance and legal expenses.
4. The standard for each category of building varies from region to region and do not necessary follow that of each other.
5. "Shell and core" generally covers ONLY base building elements. "Shell" refers to overall structure and foundations, exterior wall, floors and roof, completing with common areas, staircases, lift shafts, service ducts and fire services systems to local statutory requirements. "Core" refers to fully-fitted public areas (like lobbies, corridors and lavatories) and M&E main plant and upfeed, with tenant or occupant areas unfurnished.
6. "Full fit" buildings should complete with all elements that allow the buildings to be ready for operation, including public and tenants' (or occupants') areas (i.e. with ALL finishes, fittings and M&E distributions).
7. Fluctuation in exchange rates may lead to changes in construction costs expressed in U.S. dollars.

DLS CONSULTANT IMPROVING YOUR LIFE



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