

**2016 Costs of Constructions in the Bangkok Metropolitan Region, Thai Appraisal Foundation**

No.	Types of Properties  (Figure in Baht/sq.metre)	Const in June 2016			Const in September 2016			Const in December 2016			Bldg Age (yr)	Depre- ciation /year	Note
		at June Con. Cost Index			at June Con. Cost Index			at June Con. Cost Index					
		Low	Medium	High	Low	Medium	High	Low	Medium	High			
1	Detached house, wooden, single-storied	10,000	11,500	12,900	9,900	11,400	12,800	9,900	11,400	12,800	20	5%	a
2	Detached house, wooden, two-storied	8,600	10,900	12,500	8,500	10,800	12,400	8,500	10,800	12,400	20	5%	a
3	Detached house, wooden, elevated	12,500	13,100	14,500	12,400	13,000	14,400	12,400	13,000	14,500	20	5%	a
4	Detached house, wood & brick mixed	8,300	10,100	11,400	8,200	10,000	11,300	8,200	10,000	11,300	25	4%	a
5	Detached house, concrete, single-storeyed	11,100	12,600	14,400	11,000	12,500	14,300	11,000	12,500	14,400	50	2%	b
6	Detached house, concrete, 2 to 3-storeyed	10,200	11,800	14,400	10,100	11,700	14,300	10,100	11,700	14,400	50	2%	b
7	Duplex house, single-storeyed	9,400	11,100	12,600	9,300	11,000	12,500	9,300	11,000	12,500	50	2%	b
8	Duplex house, 2 to 3-storeyed	8,500	9,900	11,100	8,400	9,800	11,000	8,400	9,800	11,000	50	2%	b
9	Townhouse (TH), single-storeyed	7,600	9,100	10,000	7,500	9,000	9,900	7,500	9,000	9,900	50	2%	b
10	TH, 2 to 3-storeyed, 4-m wide	7,500	8,900	10,600	7,500	8,800	10,500	7,500	8,800	10,500	50	2%	b
11	TH, 2 to 3-storeyed, 5 to 6-m wide*	9,000	10,600	12,100	8,900	10,500	12,000	8,900	10,500	12,000	50	2%	b
12	TH, 2 to 3-storeyed, 5 to 6-m wide**	7,900	9,200	11,100	7,800	9,100	11,000	7,800	9,100	11,000	50	2%	b
13	Rowhouse, wooden 1 to 2-storeyed	5,700	7,100	-	5,700	7,100	-	5,700	7,100	-	20	5%	a
14	Shophouse, single-storeyed	5,800	6,400	7,500	5,800	6,400	7,500	5,800	6,400	7,500	50	2%	b
15	Shophouse, 2 to 3-storeyed	6,500	7,800	9,000	6,500	7,700	8,900	6,500	7,700	8,900	50	2%	b
16	Shophouse, 4 to 5-storeyed	6,300	7,500	8,500	6,300	7,500	8,400	6,300	7,500	8,400	50	2%	b
17	Residential building, <6-storeyed	10,400	12,900	14,700	10,300	12,800	14,600	10,300	12,800	14,700	50	2%	b
18	Residential building, 6 to 15-storeyed	12,500	16,900	20,300	12,400	16,800	20,200	12,400	16,900	20,300	50	2%	b
19	Residential building, 16 to 25-storeyed	16,800	21,000	26,900	16,700	20,900	26,700	16,800	21,000	26,800	50	2%	b
20	Residential building, 26 to 35-storeyed	18,500	23,700	30,200	18,400	23,500	30,000	18,500	23,600	30,100	50	2%	b
21	Commercial building, <10-storeyed	-	17,000	20,600	-	16,900	20,500	-	17,000	20,600	50	2%	b
22	Commercial building, 10 to 20-storeyed	-	19,400	24,700	-	19,300	24,500	-	19,400	24,600	50	2%	b
23	Commercial building, 21 to 35-storeyed	-	25,300	33,800	-	25,100	33,600	-	25,200	33,700	50	2%	b
24	Shopping plaza, <4-storeyed	-	16,300	18,900	-	16,200	18,800	-	16,300	18,900	50	2%	b
25	Shopping plaza, 4-storeyed and over	-	22,400	27,500	-	22,300	27,300	-	22,400	27,400	50	2%	b
26	Car park bldg, on-ground	9,800	10,500	-	9,700	10,400	-	9,700	10,400	-	50	2%	b
27	Car park bldg, underground, 1 to 2-storeyed	-	17,400	-	-	17,300	-	-	17,400	-	50	2%	b
28	Car park bldg, underground, 3 to 4-storeyed	-	27,900	-	-	27,700	-	-	27,800	-	50	2%	b
29	Warehouse and general factory building	6,000	7,500	-	6,000	7,500	-	6,000	7,500	-	30	3%	b
30	Tennis court	1,710,000			1,700,000			1,706,000			Not stipulated		
31	Tennis court (3 consecutive courts)	1,420,000			1,410,000			1,415,000			Not stipulated		
32	Concrete road (housing projects)	800			800			800			Not stipulated		
33	Asphalt road	400			400			400			Not stipulated		
34	Concrete pavement	500			500			500			Not stipulated		
35	Brick block fence (None retaining wall)	1,200			1,200			1,200			30	3%	b
36	Farmhouse (chickens, pigs; farm evap)	2,500			2,500			2,500			30	3%	b
37	Covered area (parking)	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.