2025 REPORT
IS THE PROFESSIONAL FEES IN YOUR COUNTRY COMPETITIVE OR DETERMINED BY MARKET FORCES

Zone B

CONTENTS

1. Overall

2. the professional fees in MIs is competitive or determined by market forces

3. Lessons Learn and Summary.

OVERALL

- Member Institutes submitted the report topic relevant to the professional fees in your country competitive or determined by market forces (AAK, ALACE, ASA, UAP,PAM, SIA, IAP, IAI,VAA)

AAK- ARCHITECT PRACTICES ON PROFESSIONAL FEES

SUMMARY OF ARCHITECTURAL FEES BY PROJECT SIZE

Project Type	Typical Value (USD)	Fee % Range	Example Fee (USD)
Small Residential (~600 m²)	0.5M – 1M	6% – 8%	30,000 – 80,000
Medium (~USD 3M)	3M	3% – 5%	90,000 – 150,000
Mega (50M+)	50M+	1% – 2%	500,000 – 1,000,000+

FACTORS AFFECTING PROFESSIONAL FEES

Project complexity and design innovation requirements

Extent of scope – full service vs partial service

Level of consultant coordination required

Project timeline and urgency

Special requirements (sustainability, heritage preservation, etc.)

ALACE-ARCHITECT PRACTICES ON PROFESSIONAL FEES

Legislation Development

Article 19 and 20 of the Government Decision on the Professional Fees

Project Type	Survey and Design fees (%)		
Type I	1.70	1.50	1.20
Type II	1.90	1.70	1.30
Type III	2.10	1.90	1.40
Type IV	2.30	2.10	1.50
Type V	2.50	2.30	1.70

Project Type	Consultant fees (%)		
Type I	1.90	1.70	1.30
Type II	2.10	1.90	1.40
Type III	2.30	2.10	1.50
Type IV	2.50	2.30	1.70
Type V	2.70	2.50	1.90

Challenges to Standardization & Fair Compensation

- **Lack of Strong Professional Body**: While the Lao Architect Association exists, it lacks the strong regulatory power and fee guideline enforcement seen in some more mature markets. There is no universally mandated fee scale.

- **Price-Based Competition**: The intense focus on low price as the primary selection criterion often leads to unsustainable fee levels, compromising design quality, thoroughness of documentation, and adequate site supervision.

- **Informal Economy**: Part of the market operates informally, further depressing fee expectations.

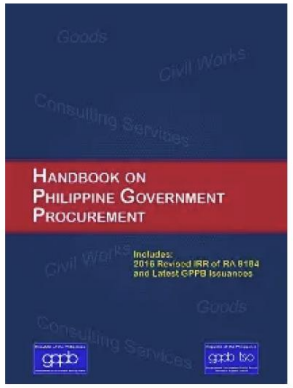
ASA-ARCHITECT PRACTICES ON PROFESSIONAL FEES

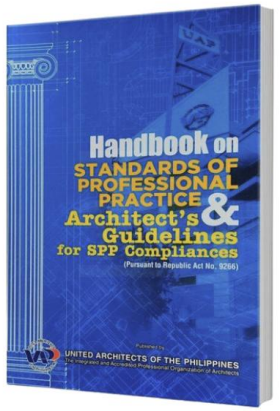
Topic: Is the professional fees in your country competitive, or determined by market forces?

Fee Schedule for Service Providers in Design or Construction Supervision Contract

No	Type of Work	List	Project Size (Million USD)	Rate (not exceeding a percentage of the contruction budget)		
				Not Complex	Complex	Very Complex
1	Architecture Work	Design	not over 1.54	4.5	6.5	8.5
			from 1.54 not over 7.69	4	5.25	7
			from 7.69 not over 23.08	3.5	4	6
			from 23.08 not over 76.92	3	3.5	5
			from 76.92 not over 153.85	2.5	3	4
			from 153.85	1.5	2.5	3
		Consruction	not over 1.54	4.5	6.5	8.5
			from 1.54 not over 7.69	4	5.25	7
			from 7.69 not over 23.08	3.5	4	6
			from 23.08 not over 76.92	3	3.5	5
			from 76.92 not over 153.85	2.5	3	4
			from 153.85	1.5	2.5	3

UAP-ARCHITECT PRACTICES ON PROFESSIONAL FEES





1. Quality-Cost Based Evaluation (QCBE / QCBS)
2. Quality-Based Evalustion (QBE/QBS)
3. Approved Budget for the Contract (ABC)

1. Percentage of Project Construction Cost (PCC)
2. Multiple of Direct Personnel Expenses (MDPE)
3. Professional fee plus reimbursables

PAM-ARCHITECT PRACTICES ON PROFESSIONAL FEES

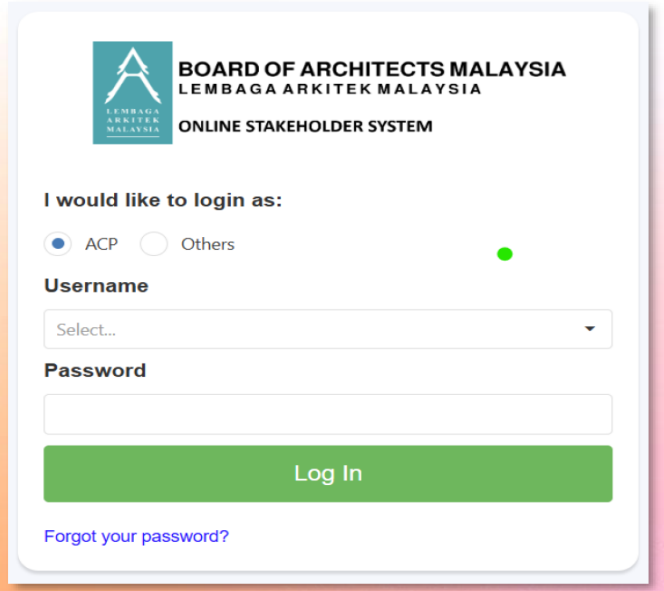
Fee Stakeholder System (LAM-BOS)

A Proactive Measure:
Implemented in January 2025 for 'sell-then-build' housing projects led by registered developers.

Mechanism:
Housing developer projects must be registered.
Fee payments are processed via a stakeholder-managed account.

Benefits:
Greater payment certainty and milestone tracking.
Formalised scope and fee documentation.
Protection against untracked scope creep.
Establishes national fee data for benchmarking.

Significance:
A meaningful structural reform to restore fee integrity.



LAM-BOS FEE STAKEHOLDER SYSTEM

SIA-ARCHITECT PRACTICES ON PROFESSIONAL FEES

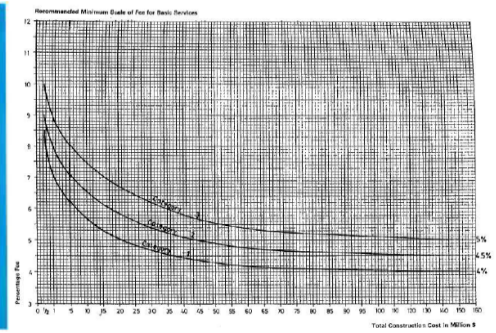
SIA Scale of Fees & Singapore Competition Act

1

1990 - 2004

Regulated Fee Structure

Singapore Institute of Architects maintained standardized professional fee scales, providing predictable pricing frameworks for architectural services across the industry.



2

2005 Onwards

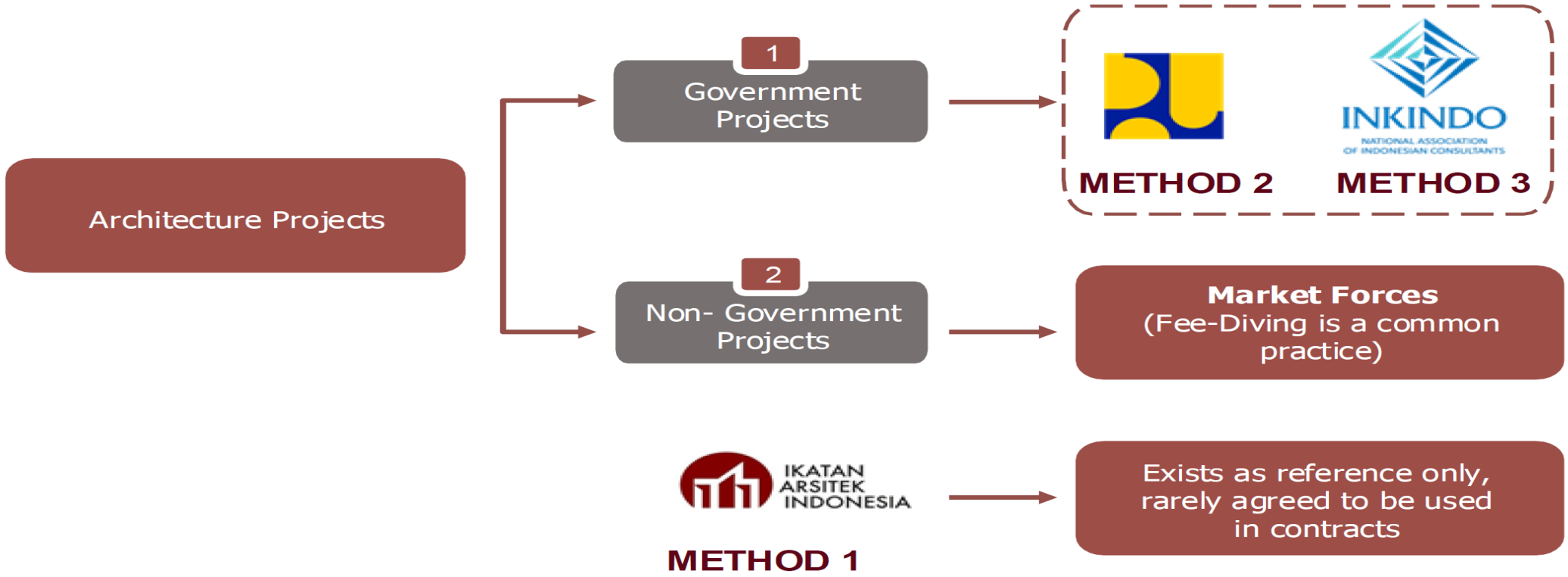
Market-Driven Competition

Implementation of Singapore Competition Act eliminated standardized fee scales, introducing free market competition and fundamentally reshaping professional service pricing dynamics.

COMPETITION & CONSUMER COMMISSION SINGAPORE

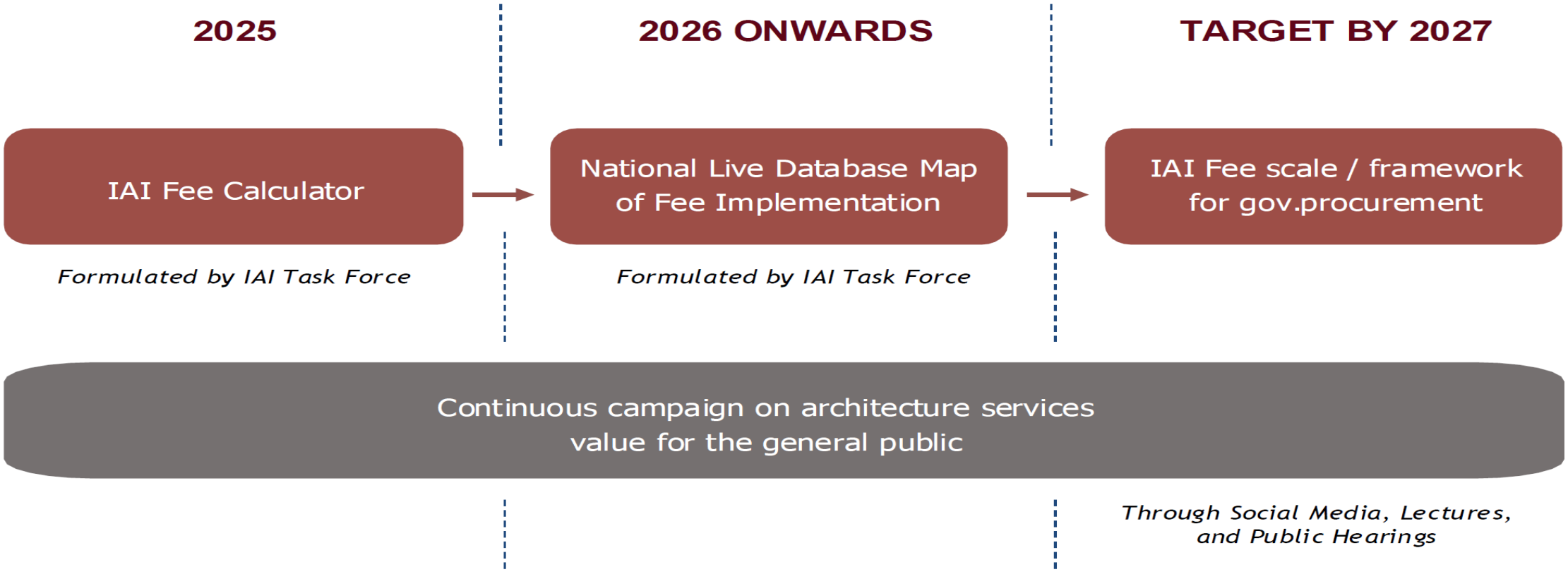
IAI-ARCHITECT PRACTICES ON PROFESSIONAL FEES

ACTUAL IMPLEMENTATION OF ARCHITECT'S FEE IN INDONESIA



IAI-ARCHITECT PRACTICES ON PROFESSIONAL FEES

IAI ROADMAP TOWARDS A FAIR FEE PRACTICE IN INDONESIA



IAP-ARCHITECT PRACTICES ON PROFESSIONAL FEES

3. Current Practices in BRUNEI DARUSSALAM

- **Brunei (IAPB/BAPEQS)**: Fees are still linked to the statutory scale of minimum fees under the Architects, Professional Engineers, and Quantity Surveyors Order (CAP 114). However, increasing competition and direct negotiations have introduced elements of market determination.
- While the Architects Act provides for a Schedule of Minimum Fees, enforcement is increasingly difficult, and clients often demand discounted or lump-sum fees.
- With deregulation, fee scales are no longer mandatory, leading to competitive bidding. This has raised concerns about fee undercutting and compromised quality.
- Fee guidelines exist but it is only as a reference, are often negotiated based on project scale, client resources, and market conditions.

VAA-ARCHITECT PRACTICES ON PROFESSIONAL FEES

- There are 5 legal framework for architect fee.
- The Architect's fee or design's fee is depended on scale of project, types, grade and investment scales.
- No regulatory fee for landscape and interior design.

LESSON LEARN AND SUMMARY

- The Architect's fee is depended on scale of project, types, private or government projects, Project size/skill and experience and scope of works of Architects
- Most of the MIs have Act/legal regulation for Architect fees
- Some of MIs recent prepare but still practices and learn from the practices.
- Some of the MIs have Act/legal regulation for Architect fees long time ago and even recently but most of them keep adjust to existing situation and market forces