

Unit Rates

Last Updated on 20 February 2025

[The data will be updated on a quarterly basis]

ITEM	DESCRIPTION	UNIT	2024Q1 MEAN	2024Q2 MEAN	2024Q3 MEAN	2024Q4 MEAN
I	EXCAVATION					
1	SITE CLEARANCE					
1.1	Clear Site Vegetation					
	Clearing shrubs, bushes, undergrowth, grass, rubbish and small trees not exceeding 600mm girth at a height of 1.00m above ground and grubbing up roots and disposal of materials off site					
A	generally	m2	10.00	10.00	10.00	10.00
2	GENERAL EXCAVATION					
2.1	Oversite Excavation					
	Excavate over site, commencing from ground level, to reduce level					
A	average 100mm deep	m2	4.70	4.80	4.70	4.70
B	average 200mm deep	m2	5.90	5.80	5.90	5.90
C	average 300mm deep	m2	7.50	7.40	7.50	7.50
D	exceed average 300mm deep	m3	22.00	22.70	22.00	22.00
2.2	Pit/Trench Excavation					
	Excavate to form pit or trench, commencing from reduced level					
A	up to 2.00m deep	m3	40.60	41.80	40.90	41.90
B	2.00 - 4.00m deep	m3	43.70	45.00	44.00	45.00
C	4.00 - 6.00m deep	m3	46.80	47.40	47.10	48.10
D	extra over for each 2.00m deep	m3	5.80	5.80	6.30	6.30
2.3	Basement Excavation					
	Excavate to form basement, commencing from reduced level					
A	up to 2.00m deep	m3	33.90	33.90	34.20	34.60
B	2.00 - 4.00m deep	m3	36.50	36.30	36.70	37.10
C	4.00 - 6.00m deep	m3	39.90	39.10	40.10	40.60
D	extra over for each 2.00m deep	m3	3.40	3.40	3.40	3.40
2.4	Break Up Obstruction					
	Extra over excavation for breaking up obstruction below ground level using mechanical means					
A	rock	m3	164.20	164.20	164.20	164.20
3	FILLING					
3.1	Backfilling					
	Backfill around trench, column base, pile cap, foundation, beam and pier hole					
A	excavated material obtained within the site	m3	12.00	12.00	12.00	12.00
B	earthfilling obtained from contractor's own source	m3	13.90	13.90	13.90	13.90

3.2	Filling and Forming Embankments					
	Deposit, spread, level, compact and consolidate in layers of 150mm thick to make up levels					
A	excavated material obtained within the site	m3	12.10	12.10	12.10	12.10
B	earthfilling obtained from contractor's own source	m3	15.70	15.70	15.70	15.70
3.3	Hardcore and Aggregate					
	Spread, level, compact, ram and consolidate hardcore, including blinding with sand					
A		m3	63.70	63.80	64.00	64.00
4	DISPOSAL					
4.1	Excavated Material					
	Remove excavated material off site to contractor's own dumping site					
A		m3	35.00	33.40	31.80	32.20
II	CONCRETE WORK					
1	IN-SITU CONCRETE					
1.1	Lean/Mass Concrete					
	Lean or Mass concrete binding to any location					
A	grade 15	m3	271.90	284.40	284.40	281.80
B	grade 20	m3	280.80	293.60	293.60	291.00
1.2	Reinforced Concrete					
	Reinforced concrete to any location					
A	grade 25	m3	168.30	167.50	167.30	167.30
B	grade 30	m3	168.50	169.40	169.20	169.20
C	grade 35	m3	171.80	173.50	173.30	173.30
D	grade 40	m3	176.40	178.00	177.80	177.80
E	grade 50	m3	181.80	181.70	181.50	181.50
F	Extra over for waterproofing additive	m3	55.80	59.90	60.00	60.00
1.3	Green Concrete					
	Eco Green Concrete to any location					
A	30 Eco Green Conc	m3	175.80	176.90	176.70	176.70
B	35 Eco Green Conc	m3	179.30	181.00	180.80	180.80
C	40 Eco Green Conc	m3	182.70	183.60	183.40	183.40
2	REINFORCEMENT					
2.1	Bar reinforcement					
	Mild steel bar reinforcement to any location					
A	6 to 20mm diameter	kg	1.80	1.80	1.80	1.80
	High tensile steel bar reinforcement; to structure in any location					
B	10 to 13mm diameter	kg	1.90	1.80	1.80	1.80
C	16 to 32mm diameter	kg	1.90	1.80	1.80	1.80
D	40 to 50mm diameter	kg	1.90	1.80	1.80	1.80
2.2	Fabric Reinforcement					
	Welded fabric reinforcement; well lapped (measured net)					
A	Reference No A7 - 3.02kg/m2	m2	12.00	11.80	12.30	12.90

B	Reference No A8 - 3.95kg/m2	m2	13.50	13.30	13.80	14.30
C	Reference No A9 - 4.99kg/m2	m2	15.90	15.60	16.10	16.50
D	Reference No A10 - 6.16kg/m2	m2	17.30	17.30	17.80	18.30
E	Reference No A13 - 10.42kg/m2	m2	26.60	26.90	28.80	28.00
F	Reference No B10 - 8.14kg/m2	m2	22.20	23.00	23.30	23.90
G	Reference No B13 - 13.50kg/m2	m2	33.00	33.50	35.60	34.80
H	Reference No D10 - 12.32kg/m2	m2	33.30	33.30	32.10	33.40
I	Reference No D13 - 20.84kg/m2	m2	51.40	51.40	51.10	49.80
3	FORMWORK					
3.1	Timber Formwork					
	Timber formwork to in-situ concrete including strutting ne 3.50m high					
A	flat surface of suspended slab	m2	56.80	56.30	56.80	57.00
B	vertical surface of pilecap, ground beam, etc.	m2	56.80	56.30	56.80	57.00
C	vertical surface of column, walls	m2	56.80	56.30	56.80	57.00
D	vertical curved surface of column, wall	m2	66.80	66.80	67.40	67.60
E	sides and soffits of beams	m2	57.80	57.30	57.80	58.00
F	sloping surfaces to soffit of slabs and staircases	m2	60.40	61.90	62.40	62.60
G	vertical edge for each 100mm high	m	10.30	10.40	10.40	10.60
H	Extra over formwork for strutting exceeding 3.50m each 1.50m high	m2	4.00	4.00	4.10	4.10
3.2	Metal Formwork					
	Metal formwork to in-situ concrete with strutting not exceeding 3.50m high					
A	vertical surface	m2	63.80	64.50	64.50	65.00
B	vertical curved surface	m2	69.90	72.10	71.70	72.30
C	horizontal surface	m2	64.60	65.00	65.00	65.50
D	left in formwork to soffits of suspended slab	m2	93.60	95.40	95.20	96.10
E	Extra over formwork for strutting exceeding 3.50m high every successive 1.50m high	m2	6.50	6.50	6.50	6.50
4	PRECAST CONCRETE COMPONENTS					
4.1	Precast Concrete Components					
	Precast concrete components complete with steel reinforcement, the whole hoisted, fixed and casted in place including all labour and materials, formwork, accessories and jointing					
A	column	m3	1,422.80	1,422.80	1,447.00	1,447.00
B	beam	m3	1,239.60	1,239.60	1,239.60	1,239.60
C	100mm thick partition wall	m2	115.70	115.70	117.20	117.20
D	100mm thick light weight partition wall	m2	68.10	68.10	69.10	69.10
5	EXPANSION JOINTS					
5.1	Joint Fillers					
	Compressible non-extruding bitumen impregnated fibreboard to joint, including all necessary formwork					
A	10mm thick	m2	30.20	30.20	30.20	30.20
B	12mm thick	m2	36.40	36.40	36.40	36.40
C	25mm thick	m2	51.50	51.50	51.50	51.50
5.2	Joint Sealant					
	Polyurethane / polysulphide sealer squeezed into joint					

A	25 x 15mm joint	m	19.20	19.20	19.20	19.20
B	25 x 25mm joint	m	23.20	23.20	23.20	23.20
5.3	Prestressing Cables					
	Tendons to prestressed concrete complete with all necessary fixing accessories and grouts					
A	12.9mm tendon	kg	7.00	7.00	7.00	7.00
6	WATERPROOFING					
6.1	Damp Proof Membrane					
	Waterproofing sheet laid to top,side or underside of concrete structure					
A	0.6mm thick polyethylene moisture barrier	m2	6.50	6.50	6.50	6.50
B	0.8mm thick polyethylene moisture barrier	m2	9.80	9.80	9.80	9.80
C	approved bituminous	m2	28.30	28.30	28.30	28.30
6.2	Waterproofing System to Ground Slab / Basement					
	Bituminous waterproof membrane					
A	to vertical surfaces	m2	25.70	25.70	25.70	25.70
B	to horizontal surfaces	m2	25.70	25.70	25.70	25.70
	Homogeneous thermoplastic waterproof membrane					
C	to vertical surfaces	m2	31.30	31.30	31.30	31.30
D	to horizontal surfaces	m2	31.30	31.30	31.30	31.30
	Polyurethane waterproof membrane					
E	to vertical surfaces	m2	32.20	32.20	32.20	32.20
F	to horizontal surfaces	m2	32.20	32.20	32.20	32.20
6.3	Waterproofing System to Interior/Exterior Wet Areas					
	Cementitious waterproof coating					
A	to vertical surfaces	m2	20.90	20.90	22.40	22.40
B	to horizontal surfaces	m2	20.90	20.90	22.40	22.40
	Homogeneous thermoplastic waterproof membrane					
C	to vertical surfaces	m2	32.10	32.10	32.10	32.10
D	to horizontal surfaces	m2	32.10	32.10	32.10	32.10
	Acrylic waterproof membrane					
E	to vertical surfaces	m2	25.60	25.60	25.60	25.60
F	to horizontal surfaces	m2	25.60	25.60	25.60	25.60
6.4	Waterproofing System to Water-retaining Structure					
	Cementitious waterproof coating					
A	to vertical surfaces	m2	21.30	21.30	22.70	22.70
B	to horizontal surfaces	m2	21.30	21.30	22.70	22.70
	Polyurethane elastomeric waterproof membrane					
C	to vertical surfaces	m2	29.60	29.60	29.60	29.60
D	to horizontal surfaces	m2	29.60	29.60	29.60	29.60
7	INTEGRATED FINISH					
	Power floated finish to concrete slab					
A	generally	m2	5.00	5.00	5.00	5.00
B	with non-metallic hardener; generally	m2	16.00	16.00	16.00	16.00

III	BRICKWORK AND BLOCKWORK					
1	CLAY BRICKS					
1.1	Common Brickwork					
	Common clay brick laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;					
A	102.5mm thick	m2	42.40	43.00	43.00	43.00
B	215mm thick	m2	85.00	85.00	85.00	85.00
1.2	Facing Brickwork					
	First quality facing brick laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;					
A	102.5mm thick	m2	61.60	61.90	61.90	61.90
B	215mm thick	m2	111.00	111.00	111.00	111.00
2	CONCRETE BLOCKS					
2.1	Hollow Concrete Blockwork					
	Hollow concrete block laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;					
A	90mm thick	m2	34.90	34.10	34.10	34.10
B	190mm thick	m2	68.00	69.20	69.20	69.20
2.2	Autoclaved Aerated Concrete Blockwork					
	Autoclaved aerated concrete block laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;					
A	100mm thick	m2	44.20	44.90	44.90	44.90
B	200mm thick	m2	72.00	72.60	72.60	72.60
3	GLASS BLOCKS					
3.1	Glass Blockwork					
	Glass block laid in cement mortar (1:4) with approved plasticiser and mesh reinforcement at every fourth course;					
A	80mm thick	m2	323.50	325.60	328.40	328.40
IV	ROOFING					
1	TILE ROOFING					
1.1	Clay Roof Tiles					
	Standard colour interlocking clay roof tiles laid to slope not exceeding 30° (measured nett with no allowance for laps); fixed to battens (measured separately) according to manufacturer's specifications and recommendations					
A	generally	m2	67.60	67.60	67.60	67.60
B	ridge or hip tiles	m	48.10	48.10	51.30	51.30
1.2	Concrete Roof Tiles					

	Standard colour interlocking concrete roofing tile laid to slope not exceeding 30° (measured nett with no allowance for laps); fixed to battens (measured separately) according to manufacturer's specifications and recommendations					
A	generally	m2	26.90	26.90	26.90	26.90
B	ridge tile	m	16.00	16.00	16.00	16.00
2	BUILT-UP ROOFING					
2.1	Insitu Finishes					
	Cement and sand (1:3) screed with waterproofing additive; finished with steel trowel to receive waterproofing membrane (measured separately)					
A	25mm (average) thick; finished to falls	m2	23.00	23.60	23.60	23.60
B	50mm (average) thick; finished to falls	m2	33.50	34.10	36.40	36.40
C	add or deduct for each 10mm thickness	m2	5.40	5.40	5.70	5.70
	Cement and sand (1:3) screed finished with steel trowel to receive waterproofing membrane (measured separately)					
D	25mm (average) thick; finished to falls	m2	22.40	22.20	22.40	22.40
E	50mm (average) thick; finished to falls	m2	24.70	25.30	25.80	25.80
F	add or deduct for each 10mm (average) thickness	m2	4.50	4.50	4.80	4.80
2.2	Waterproofing Membranes					
	Preparing surfaces, priming, applying roof waterproofing membrane in accordance to manufacturer's recommendation on screeded bed (measured separately)					
	Bituminous waterproof membrane					
A	to flat surface; finished to falls	m2	28.00	28.00	28.00	28.00
B	to vertical surface	m2	28.00	28.00	28.00	28.00
	Homogeneous thermoplastic waterproof membrane					
C	to flat surface; finished to falls	m2	31.00	31.00	31.00	31.00
D	to vertical surface	m2	31.00	31.00	31.00	31.00
	Polyurethane waterproof membrane					
E	to flat surface; finished to falls	m2	30.80	30.80	30.80	30.80
F	to vertical surface	m2	30.80	30.80	30.80	30.80
2.3	Panel Roofing					
	50mm thick precast concrete slab in maximum panel size not exceeding 1000 x 1000mm; complete with 1 layer of wire mesh Ref No 3315 infilled joints with approved PU sealant.					
A	Concrete grade 20 to roof slabs; finished to falls	m2	38.40	38.40	39.30	39.30
B	Concrete grade 25 to roof slabs; finished to falls	m2	43.30	43.50	44.40	44.40
3	METAL ROOFING					
3.1	Steel Roofing					
	Corrugated steel roof covering complete with all necessary fixing accessories; fixed to steel structural framing (measured separately)					
A	0.42mm thick; Zinalume Steel	m2	30.80	30.80	30.80	30.80
B	0.48mm thick; Zinalume Steel	m2	40.80	40.80	40.80	40.80

C	0.42mm thick; Colourbond Steel	m2	36.60	36.60	36.60	36.60
D	0.48mm thick; Colourbond Steel	m2	40.90	40.90	40.90	40.90
	Curve corrugated steel roof covering complete with all necessary fixing accessories; fixed to steel structural framing (measured separately)					
E	0.60mm thick; Zinalume Steel	m2	59.30	59.30	59.30	59.30
F	0.80mm thick; Zinalume Steel	m2	66.40	66.40	66.40	66.40
G	0.60mm thick; Colourbond Steel	m2	68.20	68.20	68.20	68.20
H	0.80mm thick; Colourbond Steel	m2	75.30	75.30	75.30	75.30
4	RAINWATER GOODS					
4.1	Flashings					
	0.61mm thick galvanised steel with Zinalume coating (unpainted) metal flashing including fixing accessories					
A	girth not exceeding 300mm girth	m	16.00	16.00	16.00	16.00
B	girth exceeding 300mm but n.e. 600mm girth	m	29.30	29.30	29.30	29.30
	1.0 mm thick galvanised steel with Zinalume coating (unpainted) metal flushing including fixing accessories					
C	girth not exceeding 300mm girth	m	21.30	21.30	21.30	21.30
D	girth exceeding 300mm but n.e. 600mm girth	m	33.30	33.30	33.30	33.30
	1mm thick colourbond metal flushing including fixing accessories					
E	girth not exceeding 300mm girth	m	23.00	23.00	23.00	23.00
F	girth exceeding 300mm but n.e. 600mm girth	m	36.50	36.50	36.50	36.50
	2mm thick colourbond metal flushing including fixing accessories					
G	girth not exceeding 300mm girth	m	29.80	29.80	29.80	29.80
H	girth exceeding 300mm but n.e. 600mm girth	m	46.10	46.10	46.10	46.10
4.3	UPVC Downpipes					
	Unplasticied polyvinyl chloride rainwater pipes and fittings; SS213 Class B; jointing in accordance to manufacturer's recommendation					
	Pipes; casting inside reinforced concrete columns					
A	100mm diameter	m	50.20	50.20	50.20	50.20
B	150mm diameter	m	63.90	63.90	63.90	63.90
C	200mm diameter	m	77.10	77.10	77.10	77.10
	Pipes; fixing to masonry walls; including brackets					
D	100mm diameter	m	50.20	50.20	50.20	50.20
E	150mm diameter	m	63.90	63.90	63.90	63.90
F	200mm diameter	m	77.10	77.10	77.10	77.10
	Pipes; suspending from concrete soffits including hangers					
G	100mm diameter	m	50.50	50.50	50.50	50.50
H	150mm diameter	m	64.30	64.30	64.30	64.30
I	200mm diameter	m	77.80	77.80	77.80	77.80
5	SUNDRIES					
5.1	Insulation					
	Insulation material to roof slabs; finished to falls					
A	50mm thick fibreglass insulation, density 16 kg/m3	m2	7.90	7.90	7.90	7.50
B	25mm thick, ditto	m2	6.00	6.00	6.00	6.00

C	double-sided reinforced aluminum foil insulation paper with 150mm laps	m2	6.00	6.00	6.00	6.00
D	25mm thick extruded polystyrene insulation board of density 32kg/m2	m2	11.20	11.20	11.70	12.20
E	50mm thick, ditto	m2	18.50	18.50	19.10	19.90
5.2	Wire Mesh					
	Wire mesh to roof space including dressing over purlins (measured net)					
A	Wire mesh Ref No 3315 (75 x 75 x 1.5mm diameter)	m2	4.30	4.30	4.30	4.30
5.3	Protection fleece					
	1 layer of approved geotextile fleece with side lapped edges (measured nett); laid in accordance with manufacturer's recommendation					
A	to roof slab; finished to falls	m2	4.80	4.80	4.80	4.80
V	CARPENTRY AND JOINERY					
1	CARCASSING					
1.1	Structural Timber					
	Sawn timber in carpenter's works					
A	kapur	m3	2,118.30	2,118.30	2,118.30	2,118.30
B	balau	m3	2,521.60	2,521.60	2,521.60	2,521.60
C	kempas	m3	1,590.30	1,590.30	1,590.30	1,590.30
D	chengal	m3	3,304.80	3,304.80	3,304.80	3,304.80
1.2	Timber Preservation					
	Extra over structural timber for pressure impregnation with a suitable wood preservative to an average dry salt retention of 5.6kg/m3 and complying with SS 72 and treated in accordance with SS CP 1					
A	generally	m3	84.90	84.90	84.90	84.90
2	FRAMING					
2.1	Roof Framing					
	Carpentry framing in roofs; complete with all necessary fixing accessories					
A	100 x 50mm tanalised kapur rafter	m	23.00	23.00	23.00	23.00
B	150 x 50mm tanalised kapur rafter	m	29.10	29.10	29.10	29.10
3	LININGS					
3.1	Calcium Silicate Boards					
	Calcium silicate board reinforced with selected fibres and fillers (Class 0) including pointing					
A	6mm thick	m2	24.50	24.50	24.50	24.50
B	9mm thick	m2	37.00	37.00	37.00	37.00
C	12mm thick	m2	35.90	35.90	35.90	35.90
3.2	Cement Building Boards					
	Cement building board including pointing					
A	6mm thick	m2	19.90	19.90	19.90	19.90
B	12mm thick	m2	27.50	27.50	27.50	27.50

3.3	Gypsum Boards					
	Bare finish gypsum board including pointing					
A	10mm thick	m2	19.20	19.20	19.20	19.20
B	13mm thick	m2	23.60	23.60	23.60	23.60
3.4	Plywoods					
	Non-waterproofed plywood complying with SS1					
A	6mm thick	m2	17.20	17.20	17.20	17.20
B	12mm thick	m2	22.40	22.40	22.40	22.40
C	18mm thick	m2	28.00	28.00	28.00	28.00
D	25mm thick	m2	40.10	40.10	40.10	40.10
	Waterproofed plywood type WBP					
E	6mm thick	m2	21.00	21.00	21.00	21.00
F	12mm thick	m2	27.70	27.70	27.70	27.70
G	18mm thick	m2	34.90	34.90	34.90	34.90
H	25mm thick	m2	40.50	40.50	40.50	40.50
3.5	Laminated Plastics					
	Laminated plastic sheet to BS 3796 including compatible adhesive					
A	0.8mm thick Formica	m2	25.70	25.70	26.40	26.40
B	0.8mm thick Print	m2	22.70	22.70	23.40	23.40
C	1.0mm thick Formica	m2	30.10	30.10	31.00	31.00
	Laminated plastic sheet to BS 3796 including compatible adhesive					
D	1.0mm thick Print	m2	24.70	24.70	25.40	25.40
E	1.2mm thick Print	m2	28.00	28.00	28.80	28.80
F	1.3mm thick Print	m2	27.90	27.90	28.70	28.70
G	1.3mm thick Formica	m2	33.40	33.40	34.40	34.40
4	WALL INSULATION					
4.1	Fibreglass Insulation					
	Supply and fix fibreglass insulation					
A	50mm thick, 48 kg/m3	m2	24.40	24.40	24.40	24.40
B	75mm thick, 48 kg/m3	m2	31.00	31.00	31.00	31.00
4.2	Mineral Wool Insulation					
	Supply and fix mineral wool insulation					
A	25mm thick, 48 kg/m3	m2	13.80	13.80	13.80	13.80
B	50mm thick, 48 kg/m3	m2	18.70	18.70	18.70	18.70
C	25mm thick, 80 kg/m3	m2	16.10	16.10	16.10	16.10
5	PANELLING					
5.1	Timber Panelling					
	100mm wide tongued and grooved wrought boarding fixed to battens (measured separately)					
A	19mm thick kapur	m2	47.20	47.20	50.00	50.00
B	25mm thick kapur	m2	63.70	63.70	67.50	67.50
C	13mm thick chengal	m2	50.60	50.60	50.60	50.60
D	19mm thick chengal	m2	57.10	57.10	57.10	57.10
E	25mm thick chengal	m2	128.40	128.40	128.40	128.40
5.2	Woodwool Slab Wall Panelling					

A	Supply and fix woodwool slab to wall 50mm thick	m2	19.10	19.10	19.10	19.10
6	FLOORING					
6.1	Floor Boards					
	100mm wide wrought plain edge floor board fixed to bearers (measured separately)					
A	19mm thick Indonesia teak	m2	96.80	96.80	99.90	99.90
B	25mm thick Indonesia teak	m2	116.60	116.60	120.20	120.20
C	19mm thick chengal	m2	58.40	58.40	60.30	60.30
D	25mm thick chengal	m2	70.10	70.10	72.30	72.30
	100mm wide wrought tongued and grooved floor board fixed to bearers (measured separately)					
E	12mm thick Indonesia teak	m2	100.60	100.60	103.50	103.50
F	19mm thick Indonesia teak	m2	127.40	127.40	131.60	131.60
G	25mm thick Indonesia teak	m2	151.30	151.30	156.60	156.60
H	19mm thick chengal	m2	86.50	86.50	89.40	89.40
I	25mm thick chengal	m2	98.50	98.50	101.80	101.80
J	20mm thick white oak	m2	173.00	173.00	179.50	179.50
6.2	Parquet Flooring					
	Teak parquet flooring laid to approved pattern, including levelling, spreading, filling, sanding, cleaning and 3 coats of clear finish varnish; laid on cement and sand screed (m/s)					
A	12mm thick x 50mm wide x 300-400mm randon length Indonesia teak	m2	65.10	65.10	66.70	66.70
B	12mm thick x 50mm wide x 300-400mm randon length Burmese teak	m2	76.30	76.30	78.30	78.30
6.3	Timber Flooring					
	Teak strip flooring laid to approved pattern, including levelling, spreading, filling, sanding, cleaning and 3 coats of clear finish varnish; laid on plywood backing (m/s)					
A	12mm thick x 70mm wide x 400-1200mm randon length Indonesia teak	m2	101.50	101.50	107.80	107.80
B	12mm thick x 70mm wide x 400-1200mm randon length Burmese teak	m2	116.00	116.00	122.40	122.40
C	Extra over for 9mm thick WBP plywood to underside of teak strip flooring (m/s) laid on prepared screed (m/s)	m2	18.30	18.30	18.90	18.90
D	Extra over for 9mm thick MR plywood to underside of teak strip flooring (m/s) laid on prepared screed (m/s)	m2	21.70	21.70	22.30	22.30
7	TIMBER DOORS					
7.1	Non Fire-rated Timber Doors; Kapur core					
	Solid core flush door faced both sides with timber veneer; complete with hardwood lipping all round vertical core strips glued and well cramped together (including supply and installation of sub-frame, frame / architrave and installation of ironmongery)					
A	overall size: 900 x 2100 x 38mm thick; single leaf	No	689.00	689.00	701.30	711.30
B	overall size: 900 x 2100 x 45mm thick; single leaf	No	749.50	749.40	759.80	768.50

	Hollow core flush door panel faced both sides with timber veneer; complete with hardwood lipping all round (including supply and installation of sub-frame, frame / architrave and installation of ironmongery)					
C	overall size: 900 x 2100 x 38mm thick; single leaf	No	512.40	512.40	521.10	529.40
D	overall size: 900 x 2100 x 45mm thick; single leaf	No	583.00	580.70	587.60	593.90
7.2	Fire-rated Timber Doors					
	Fire-rated timber door panel faced both sides with timber veneer; including supply and installation of frame / architrave and installation of ironmongery and all accessories to FSB requirements and PSB testing and labelling					
A	1/2 hour fire-rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	999.10	999.00	1,012.80	1,024.00
B	1/2 hour fire-rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	1,543.10	1,543.10	1,572.10	1,602.10
C	1 hour fire-rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	1,185.60	1,199.80	1,216.10	1,231.10
D	1 hour fire-rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	1,842.90	1,916.30	1,942.10	1,969.60
E	2 hour fire-rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	1,575.10	1,575.10	1,600.30	1,627.00
F	2 hour fire-rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	2,434.80	2,434.80	2,474.60	2,522.90
	Fire-rated timber door panel faced both sides with plywood in paint finish (measured separately); including supply and installation of metal frame, installation of ironmongery and accessories to FSB requirements complete with PSB testing and labelling					
G	1/2 hour rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	1,001.00	1,001.00	1,021.10	1,036.10
H	1/2 hour rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	1,491.30	1,491.30	1,519.30	1,544.30
I	1 hour rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	1,197.40	1,197.40	1,220.40	1,240.40
J	1 hour rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	1,809.30	1,809.30	1,840.00	1,876.60
K	2 hour rated single leaf door; to suit structural opening of 1040 x 2220mm high	No	1,531.50	1,531.50	1,556.20	1,582.90
L	2 hour rated double leaf door; to suit structural opening of 1640 x 2220mm high	No	2,253.40	2,253.40	2,285.80	2,334.10
	INTERNAL WALLS					
8	PARTITIONS					
	Drywall partition covered both sides with boards complete with metal studs support, jointing and finishing to give a flush seamless surface ready for decoration					
A	75mm thick walls with gypsum plasterboard on both sides	m2	69.20	69.20	69.20	69.20
B	75mm thick walls with fibrous plasterboard on both sides	m2	80.20	80.20	80.20	80.20
C	75mm thick walls with calcium silicate board on both sides	m2	88.80	88.80	88.80	88.80

	One hour fire-rated drywall partition covered both sides with boards complete with insulation, metal studs support, jointing and finishing to give a flush seamless surface ready for decoration					
D	100mm thick walls with gypsum plasterboard on both sides	m2	90.70	90.70	90.70	90.70
E	100mm thick walls with fibrous plasterboard on both sides	m2	101.10	101.10	101.10	101.10
F	100mm thick walls with calcium silicate board on both sides	m2	109.70	109.70	109.70	109.70
	Acoustic drywall partition; achieving STC 48 rating, covered both sides with boards complete with insulation, metal studs support, jointing and finishing to give a flush seamless surface ready for decoration					
G	100mm thick walls with gypsum plasterboard on both sides	m2	108.00	108.00	108.00	108.00
H	100mm thick walls with fibrous plasterboard on both sides	m2	118.60	118.60	118.60	118.60
I	100mm thick walls with calcium silicate board on both sides	m2	127.10	127.10	127.10	127.10
VI	STRUCTURAL STEELWORK					
1	Structural Steel					
1.1	Mild Steel Members					
	Bolted and welded structural steel conforming to EN10025 Grade S275 to building					
A	universal columns	kg	5.80	5.90	5.90	5.90
B	universal beams	kg	5.80	5.90	5.90	5.90
C	square or rectangular hollow sections	kg	5.90	6.00	6.00	6.10
D	circular hollow sections	kg	5.90	6.00	6.00	6.10
E	connection plates	kg	5.80	5.90	5.90	5.90
F	composite beam	kg	5.80	5.90	5.90	5.90
1.2	Off-Site Surface Treatment					
	Surface treatment to structural steel members in factory					
A	hot dip galvanising	kg	1.20	1.20	1.20	1.20
B	one coat of primer	kg	0.50	0.50	0.50	0.50
1.3	Surface Treatment After Erection					
	Preparing and applying on structural steel surfaces					
A	one coat of red lead primer	m2	2.90	2.90	2.90	2.90
B	one coat of zinc chromate primer	m2	3.10	3.10	3.10	3.10
VII	METAL WORK					
1	ALUMINIUM WINDOWS AND DOORS					
1.1	Aluminium Window Frames					
	Anodised aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame (glass measured separately)					
A	side-hunged window and casement frames	m2	307.40	309.20	309.20	309.20
B	top-hung window frame and sash	m2	298.70	301.10	301.10	301.10
C	sliding window frame and sash	m2	274.30	276.30	276.30	276.30
D	fixed panel window frame	m2	250.40	252.60	252.60	252.60

E	fixed louvred window frame including clips	m2	370.90	374.30	374.30	374.30
F	adjustable louvred window frame including clips	m2	428.40	431.80	431.80	431.80
	Powder coated aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame (glass measured separately)					
G	side-hunged window and casement frames	m2	303.70	305.40	305.40	305.40
H	top-hung window frame and sash	m2	299.80	301.50	301.50	301.50
I	sliding window frame and sash	m2	263.20	264.90	264.90	264.90
J	fixed panel window frame	m2	243.40	245.10	245.10	245.10
K	fixed louvred window frame including clips	m2	377.60	380.90	380.90	380.90
L	adjustable louvred window frame including clips	m2	435.10	438.40	438.40	438.40
	Flurocarbon coating aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame (glass measured separately)					
M	side-hunged window and casement frames	m2	355.70	358.20	358.20	358.20
N	top-hung window frame and sash	m2	356.50	359.00	359.00	359.00
O	sliding window frame and sash	m2	332.80	334.50	334.50	334.50
P	fixed panel window frame	m2	297.00	298.70	298.70	298.70
Q	fixed louvred window frame including clips	m2	391.60	395.00	395.00	395.00
R	adjustable louvred window frame including clips	m2	471.60	475.00	475.00	475.00
1.2	Aluminium Louvre Window					
	Louvred blades with both ends fixed to metal clips, in single light; complete with fixing accessories					
A	in anodised aluminium finish	m2	382.60	385.90	385.90	385.90
B	in aluminium flurocarbon finish	m2	422.80	426.20	426.20	426.20
1.3	Aluminium Door Frames					
	Anodised aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame; with height not exceeding 3m high (glass measured separately)					
A	side-hunged door and casement frames	m2	313.80	315.50	315.50	315.50
B	sliding door frame and sash	m2	328.60	330.30	330.30	330.30
C	fixed panel door frame	m2	264.80	266.50	266.50	266.50
	Powder coated aluminium section frames in single light, complete with ironmongery, fixing straps, vinyl weather strips including building-in and pointing frame; with height not exceeding 3m high (glass measured separately)					
D	side-hunged door and casement frames	m2	317.50	319.10	319.10	319.10
E	sliding door frame and sash	m2	323.50	325.20	325.20	325.20
F	fixed panel door frame	m2	278.90	280.60	280.60	280.60
2	Metal Cladding					
2.1	Aluminium					
	Aluminium cladding panels complete with all necessary fixing accessories					
A	2mm thick panel in flurocarbon coated finish; generally	m2	333.70	336.20	336.20	336.20
B	2mm thick panel in powder coated finish; generally	m2	303.50	305.20	305.20	305.20
	Perforated aluminium cladding panels complete with all necessary fixing accessories					

C	2mm thick panel in flurocarbon coated finish; generally	m2	357.60	361.00	361.00	361.00
D	2mm thick panel in powder coated finish; generally	m2	324.00	325.60	325.60	325.60
2.2	Stainless Steel					
	Stainless steel grade 316 cladding panels complete with all necessary fixing accessories					
A	2mm thick panel in mirror finish; generally	m2	374.90	374.90	374.90	374.90
B	2mm thick panel in hairline finish; generally	m2	374.90	374.90	374.90	374.90
C	2mm thick panel in 2B finish; generally	m2	394.90	394.90	394.90	394.90
3	Metal Doors					
3.1	Blast Door					
	Air tight blast door consist of door leaf, frame, ironmongery, stainless steel ventilation sleeves including fragmentation plate; coated with 1 coat of cathodic electro deposition (CED) primer complete with all fixing accessories and commissioning					
A	single leaf; size: 900 x 1900mm high	no	1,216.00	1,216.00	1,216.00	1,234.40
B	single leaf; size: 1000 x 2055mm high	no	1,389.30	1,389.30	1,389.30	1,410.90
3.2	Refuse Hoppers and Refuse Chute Doors					
	1/2 hr fire rated air tight self-closing single leaf refuse hopper complete with ironmongery, PSB label and fixing accessories					
A	size: 450 x 350mm in aluminium finish	no	302.90	302.90	302.90	308.80
B	size: 450 x 350mm in stainless steel finish	no	350.30	350.30	350.30	357.00
3.3	Roller Shutter					
	Manually operated roller shutter, in non-corrosive aluminium finish; complete with ironmongery, PSB label and fixing accessories					
A	non fire-rated; generally	m2	342.20	342.20	342.20	350.60
B	1/2 hour fire-rated; generally	m2	502.50	502.50	502.50	517.50
	Electric motorised operated roller shutter, in non-corrosive aluminium finish; complete with operating gear, casing, ironmongery, PSB label and fixing accessories					
C	non fire-rated; generally	m2	584.70	584.70	584.70	598.00
D	1/2 hour fire-rated; generally	m2	685.60	685.60	685.60	702.20
3.4	Fire-rated Metal Door					
	Single leaf metal flush door consisting of door leaf and frames with primer finish, ironmongery and fixing accessories to F.S.B. requirements and PSB labelling					
A	1/2 hour fire-rated; generally	m2	633.30	633.30	633.30	646.70
B	1 hour fire-rated; generally	m2	745.80	745.80	745.80	760.80
C	2 hour fire-rated; generally	m2	861.50	861.50	861.50	876.50
3.5	Non Fire-rated Metal Door					
	Metal flush door consisting of door leaf and frames, complete with ironmongery and fixing accessories					
A	single leaf mild steel door with primer finish	m2	615.10	615.10	615.10	626.80
B	double leaves mild steel door with primer finish	m2	588.50	588.50	588.50	598.50
C	single leaf powder coated aluminium door	m2	628.10	628.10	628.10	639.80
D	double leaves powder coated aluminium door	m2	665.80	665.80	665.80	679.10

4	RAILINGS					
4.1	Stainless Steel					
	1100mm high x 12.76mm thick clear tempered laminated glass railing complete with top railing; glass framed in 'c' channel all round and fixed to vertical support anchor embedded in concrete; the whole constructed using stainless steel (grade 304) flat bar in hairline finish					
A	horizontal balustrades	m	983.90	983.90	983.90	983.90
B	raking balustrades	m	1029.60	1029.60	1029.60	1029.60
	1000mm high stainless steel (grade 304) railing in hairline finish constructed of top railing fixed on vertical support anchor to concrete kerb (measured separately); infill with vertical baluster welded to horizontal rail at top and bottom; the whole constructed using flat bar					
C	horizontal balustrades	m	446.00	446.00	446.00	446.00
D	raking balustrades	m	475.20	475.20	475.20	475.20
	Stainless steel (grade 304) wall mounted tubular railing in hairline finish welded to 'L' shape steel bracket bolted onto wall					
E	horizontal balustrades	m	108.00	108.00	108.00	108.00
F	raking balustrades	m	111.00	111.00	111.00	111.00
4.2	Mild Steel					
	1000mm high hot dipped galvanised mild steel railing constructed of handrail fixed on vertical support anchor to concrete kerb (measured separately); infill with vertical balusters welded to horizontal rail at top and bottom; the whole constructed using flat bar					
A	horizontal balustrades	m	167.50	167.50	167.50	167.50
B	raking balustrades	m	174.40	174.40	174.40	174.40
	Hot dipped galvanised mild steel wall mounted tubular railing welded to 'L' shape steel bracket bolted onto wall					
C	horizontal balustrades	m	71.30	71.30	71.30	70.30
D	raking balustrades	m	79.90	79.90	79.90	79.90
5	PROPRIETARY DEMOUNTABLE PARTITIONS					
5.1	Proprietary Toilet Cubicle					
	Toilet cubicles complete with door and partition constructed of solid phenolic core face both sides with laminated plastic complete with aluminium framing and nylon fixing accessories and ironmongery					
A	Floor mounted system	cubicle	1,109.70	1,014.60	1,014.60	1,014.60
B	Ceiling hung system	cubicle	1,242.50	1,242.50	1,242.50	1,242.50
VIII	FLOOR FINISHES					
1	IN-SITU FINISHES					
1.1	Plain Paving					
	Cement and sand (1:3) paving trowelled smooth					

A	average 25mm thick; generally	m2	23.40	24.20	25.40	25.40
B	average 30mm thick; generally	m2	24.90	25.50	26.30	26.60
C	average 38mm thick; generally	m2	26.30	27.00	28.70	28.70
D	average 50mm thick; generally	m2	30.60	30.10	31.70	31.70
E	add or deduct each 10mm thickness	m2	2.40	2.50	2.60	2.60
1.2	Waterproofed Paving					
	Cement and sand (1:3) paving trowelled smooth including approved waterproofing additive					
A	average 25mm thick; generally	m2	27.00	28.00	28.40	28.40
B	average 30mm thick; generally	m2	27.90	28.90	29.00	29.50
C	average 38mm thick; generally	m2	29.40	30.40	31.80	31.80
D	average 50mm thick; generally	m2	32.50	33.50	35.00	35.00
1.3	Hardened Paving					
	Cement and sand (1:3) paving trowelled smooth; including approved light duty metallic hardener (0.25kg of hardener per kg of cement)					
A	average 25mm thick; generally	m2	27.80	28.80	30.10	30.10
B	average 50mm thick; generally	m2	32.30	33.30	34.10	34.60
	Cement and sand (1:3) paving trowelled smooth; including approved heavy duty metallic hardener (0.5kg of hardener per kg of cement)					
C	average 25mm thick; generally	m2	33.30	34.30	34.90	34.90
D	average 50mm thick; generally	m2	38.80	39.80	39.80	40.50
1.4	Liquid applied floor hardener					
	Supply and apply 3 coats of liquid applied hardener to concrete surface					
A	to floor; generally	m2	39.70	39.70	40.60	40.60
1.5	Anti-skid Coating					
	Supply and apply epoxy coatings to concrete surface					
A	to floor; generally	m2	20.30	20.00	20.00	20.00
1.6	Granolithic Paving					
	Granolithic paving in cement, sand and granite chippings (2:1:5) mortar to concrete surface; including scrubbing to produce exposed aggregate finish					
A	average 25mm thick; generally	m2	45.20	45.20	46.50	46.50
B	average 32mm thick; generally	m2	46.80	46.80	48.20	48.20
C	average 50mm thick; generally	m2	55.70	55.70	57.20	57.20
1.7	Screed Bed					
	Cement and sand (1:3) screed to receive floor finishes (measured separately)					
A	13mm thick	m2	17.50	18.50	19.00	18.80
B	20mm thick	m2	19.80	20.60	21.10	21.00
C	25mm thick	m2	21.30	22.30	22.90	22.70
D	32mm thick	m2	23.00	24.50	25.20	25.00
E	38mm thick	m2	24.40	26.20	26.80	26.60
F	50mm thick	m2	25.70	27.50	28.10	27.90
G	add or deduct each 10mm thickness	m2	2.40	2.50	2.50	2.50
2	CARPET FINISHES					

2.1	Labour					
	Supply labour and compatible adhesive for laying carpet; on smooth and levelled surface (measured separately)					
A	carpet tile to floor; generally	m2	10.90	11.10	11.30	11.30
B	broadloom carpet to floor; generally	m2	11.30	12.10	12.20	12.20
C	Extra over for supply and install of foam rubber underlay	m2	3.20	3.40	3.40	3.40
3	VINYL FINISHES					
3.1	Labour					
	Supply labour and compatible adhesive for laying vinyl tiles; on smooth and levelled surface (measured separately)					
A	to floor; generally	m2	13.90	13.90	13.90	13.90
4	STONE FINISHES					
4.1	Labour					
	Supply labour and compatible adhesive for laying granite / marble slab including pointing with coloured grout					
A	to floor; generally	m2	77.80	77.50	78.50	78.50
B	to skirting ne 150mm high, generally	m	17.00	18.20	18.20	18.20
C	to skirting 150-300mm high, generally	m	23.00	24.00	24.00	24.00
5	TILE FINISHES					
5.1	Labour					
	Supply labour and compatible adhesive for laying ceramic / homogeneous / porecelain tiles including pointing with coloured grout					
A	to floor; generally	m2	43.20	43.70	44.20	44.20
B	to skirting ne 150mm high, generally	m	12.20	12.40	12.50	12.50
C	to skirting 150-300mm high, generally	m	16.70	17.00	17.40	17.40
	Supply labour and compatible adhesive for laying mosaic tiles including pointing with coloured grout					
D	to floor; generally	m2	53.70	55.00	55.00	55.00
E	to skirting ne 150mm high, generally	m	14.10	14.10	14.10	14.10
F	to skirting 150-300mm high, generally	m	20.50	20.50	20.50	20.50
6	BRICK / BLOCK PAVING					
6.1	Interlocking Pavers					
	Supply and lay interlocking pavers complete with matching colour pointing, interlocked together and laid to patterns including levelling and compacting sand bed					
A	80mm thick brick paver to floor; generally	m2	52.20	52.60	52.60	52.60
B	80mm thick concrete paver to floor; generally	m2	61.80	62.80	62.80	62.80
7	GLASS BLOCKS					
7.1	Glass Block Floors					

A	Supply and lay standard glass blocks with compactible adhesive including pointing with coloured grout 95mm thick to floor; generally	m2	366.30	366.30	366.30	366.30
8	RAISED FLOORING					
8.1	Raised Floor System					
	Supply and install raised accessed floor system with bare finish					
A	overall 150mm high	m2	82.70	82.70	82.70	82.70
B	overall 300mm high	m2	100.70	100.70	100.70	100.70
9	SUNDRIES					
9.1	Dividing Strip					
	Supply and fix 25mm high dividing strip to edge of floor finish					
A	2mm thick aluminium	m	9.80	9.80	9.80	9.80
B	2mm thick stainless steel	m	15.80	15.80	15.80	15.80
9.2	Tactile floor					
	Supply and install tactile tiles; on cement and sand screed (measured separately)					
A	300 x 300mm tactile tiles to floor; generally	m2	118.60	118.60	118.60	118.60
IX	WALL FINISHES					
1	IN-SITU FINISHES					
1.1	Smooth Finished Plaster					
	Plastering in cement and sand (1:4) mortar plasticiser finished with a steel trowel to concrete or brick surface					
A	6mm thick; internal	m2	16.60	17.30	17.60	17.60
B	13mm thick; internal	m2	21.90	22.40	22.70	22.70
C	20mm thick; internal	m2	26.40	26.90	27.30	27.30
D	20mm thick; external	m2	28.70	29.70	30.10	30.10
1.2	Skim Coat Plaster					
	Skim coat plaster finished smooth to concrete surfaces					
A	to wall/column, generally	m2	12.50	13.00	13.10	13.10
1.3	Screed Backing					
	Cement and sand (1:3) screeded backing finished with wood float to concrete or brick surface to receive tiling (measured separately)					
A	13mm thick; generally	m2	21.70	22.70	23.50	23.50
B	20mm thick; generally	m2	24.10	25.30	26.20	26.20
1.4	Aggregate Plaster					
	Granite aggregate plaster in cement and granite chippings (1:2) mortar with plasticiser to concrete or brick surface; including scrubbing to produce exposed aggregate finish					
A	20mm thick; generally	m2	29.80	29.80	29.80	29.80
B	25mm thick; generally	m2	30.80	30.80	30.80	30.80

2	TILE FINISHES					
2.1	Labour					
	Supply labour and compatible adhesive for laying ceramic / homogenous / porcelain tiles including pointing with coloured grout					
A	to walls; generally	m2	43.70	45.20	46.70	46.70
	Supply labour and compatible adhesive for laying mosaic tiles including pointing with coloured grout					
B	to walls; generally	m2	55.00	56.80	57.50	57.50
3	STONE FINISHES					
3.1	Labour					
	Supply labour and compatible adhesive for laying granite / marble slabs including pointing with coloured grout					
A	to walls; generally	m2	83.50	84.80	85.90	85.90
	Supply labour and compatible adhesive for laying granite / marble slabs including mechanical fixing and pointing with coloured grout					
B	to walls; generally	m2	180.70	183.00	173.40	173.40
4	SHEET FINISHES					
4.1	Labour					
	Supply labour and compatible adhesive for fixing decorative fabric or vinyl paper including cutting border strips, corners and motifs to profile					
A	to walls; generally	m2	7.80	8.00	8.20	8.20
X	CEILING FINISHES					
1	IN-SITU FINISHES					
1.1	Skim Coat Plaster					
	Skim coat plaster finished smooth to concrete surfaces					
A	to ceiling, generally	m2	12.50	12.70	13.10	13.10
B	Extra over for every 1.5m high	m2	1.40	1.40	1.40	1.40
2	SUSPENDED CEILINGS					
2.1	Metal Framed Ceilings (Exposed Grid)					
	Ceiling board fixed to an approved pattern on exposed grid type suspended system and framing; complete with concealed galvanised nails including framing of board to all ends of grids along the boundaries; not exceeding 3.5m high					
A	600 x 600 x 15mm thick Mineral fibreboard, pre-finished face pattern panels with a white paint finish	m2	35.80	35.80	36.30	36.30
B	600 x 600 x 15mm thick Acoustical mineral fibreboard, pre-finished face pattern panels with a white paint finish	m2	38.60	38.60	39.30	39.30

C	600 x 600 x 20mm thick Acoustical mineral fibreboard, pre-finished face pattern panels with a white paint finish	m2	40.40	40.40	41.00	41.00
D	600 x 600 x 9mm thick calcium silicate board	m2	42.50	42.50	43.70	43.70
E	600 x 600 x 13mm thick calcium silicate board	m2	47.00	47.00	47.90	47.90
F	600 x 600 x 9mm thick cement board	m2	41.50	41.50	42.20	42.20
G	600 x 600 x 12mm thick cement board	m2	49.20	49.20	50.00	50.00
H	600 x 600 x 9mm thick fibrous gypsum board	m2	35.80	35.80	36.50	36.50
I	600 x 600 x 13mm thick fibrous gypsum board	m2	38.90	38.90	39.50	39.50
J	Extra over for every 1.5m high	m2	2.40	2.40	2.40	2.40
2.2	Metal Framed Ceilings (Concealed Grid)					
	Ceiling board fixed to an approved pattern on concealed type suspended system and framing; jointing and finishing to give a flush seamless surface ready to receive decoration; not exceeding 3.5m high					
A	15mm thick acoustic fibreboard	m2	44.40	44.40	44.40	44.40
B	20mm thick acoustic fibreboard	m2	50.30	50.30	51.00	51.00
C	9mm thick fibrous gypsum board	m2	34.20	34.20	34.20	34.20
D	12mm thick fibrous gypsum board	m2	40.70	40.70	41.40	41.40
E	9mm thick moisture resistance fibrous gypsum board	m2	36.80	36.80	38.70	38.70
F	12mm thick moisture resistance fibrous gypsum board	m2	39.70	39.70	44.00	44.00
G	9mm thick calcium silicate board	m2	40.60	40.60	40.60	40.60
H	13mm thick calcium silicate board	m2	48.20	48.20	49.10	49.10
I	9mm thick cement building board	m2	47.50	47.50	47.50	47.50
J	Extra over for every 1.5m high	m2	2.40	2.40	2.40	2.40
2.3	Metal Ceilings					
	Metal panel ceiling fixed to an approved pattern; including metal sheet laid in proprietary system and concealed supports; not exceeding 3.5m high					
A	Aluminium strip ceiling of ribs with baked enamel finish fixed to suspended carrier rails 0.60mm thick x 100mm wide module	m2	86.40	86.40	90.80	90.80
B	Steel strip ceiling of ribs with baked enamel finish fixed to suspended carrier rails 84mm wide module	m2	69.60	69.60	72.40	72.40
C	Aluminium perforated ceiling system fixed to perforated clip-in system'	m2	115.50	115.50	115.50	115.50
D	Aluminium open cell ceiling system comprising U shaped blades 9mm wide x 40mm thick and suspension system, blade at 100mm	m2	110.10	104.90	104.90	104.90
E	Aluminium plank ceiling system fixed to perforated clip-in system	m2	107.50	107.50	107.50	107.50
F	Extra over for every 1.5m high	m2	2.80	2.80	3.00	3.00
XI	GLAZING					
1	STANDARD GLASS					
1.1	In Panes					
	Obscured glass fixed to metal frame (m/s)					
A	5mm thick	m2	61.00	60.20	64.40	64.40
B	6mm thick	m2	66.00	65.10	64.30	64.30
	Clear float glass fixed to metal frame (m/s)					
C	6mm thick	m2	61.60	61.30	62.40	62.40
D	8mm thick	m2	69.10	68.80	68.70	68.70
E	10mm thick	m2	105.80	105.30	105.30	105.30
F	12mm thick	m2	128.40	128.40	128.40	128.40
	Tinted float glass fixed to metal frame (m/s)					

G	5mm thick	m2	48.90	50.80	52.20	52.20
H	6mm thick	m2	62.20	61.90	59.30	59.30
I	8mm thick	m2	83.40	83.00	82.60	82.60
J	10mm thick	m2	132.60	132.00	131.40	131.40
K	12mm thick	m2	151.70	151.00	153.70	153.70
L	Clear laminated tempered glass in metal frame (m/s) 12.76mm thick (6mm tempered + 0.76mm PVB + 6mm float)	m2	189.00	189.00	189.00	189.00
M	17.9mm thick (8mm tempered + 1.9mm PVB + 8mm float)	m2	260.00	260.00	260.00	260.00
N	Low emittance (Low-E) clear float glass to metal frame (m/s) 6mm thick	m2	95.30	95.30	95.30	95.30
O	8mm thick	m2	115.10	115.10	115.10	115.10
P	Low emittance (Low-E) clear tempered glass to metal frame (m/s) 6mm thick	m2	113.60	113.60	113.60	113.60
Q	8mm thick	m2	140.70	140.70	140.70	140.70
R	Clear tempered glass fixed onto metal frame (m/s) 12mm thick	m2	205.30	205.30	205.30	205.30
S	Tinted wired glass fixed onto metal frame (m/s) 6mm thick	m2	151.70	151.70	151.70	151.70
1.2 In Louvres						
A	Obscured glass with ends fixed to metal clips 100mm wide x 600mm long x 6mm thick	No	5.40	5.40	5.40	5.40
B	150mm wide x 600mm long x 6mm thick	No	6.70	6.80	6.80	6.80
C	Clear float glass with ends fixed to metal clips 100mm wide x 600mm long x 6mm thick	No	5.00	5.10	5.10	5.10
D	150mm wide x 600mm long x 6mm thick	No	5.90	6.00	6.00	6.00
E	Tinted float glass with ends fixed to metal clips 100mm wide x 600mm long x 6mm thick	No	5.30	5.40	5.40	5.40
F	150mm wide x 600mm long x 6mm thick	No	6.50	6.60	6.60	6.60
G	Tinted wired glass with ends fixed to metal clips 100mm wide x 600mm long x 6mm thick	No	12.80	12.90	12.90	12.90
H	150mm wide x 600mm long x 6mm thick	No	17.10	17.40	17.40	17.40
1.3 In Panels/Doors						
A	Clear float toughened glass fixed to metal frame (m/s) 6mm thick	m2	96.40	96.40	96.40	96.40
B	8mm thick	m2	121.80	121.80	121.80	121.80
C	10mm thick	m2	148.10	148.10	148.10	148.10
D	Tinted float toughened glass fixed to metal frame (m/s) 6mm thick	m2	99.20	99.20	99.20	99.20
E	8mm thick	m2	127.50	127.50	127.50	127.50
F	10mm thick	m2	162.90	162.90	162.90	162.90
G	Low emittance (Low-E) clear float glass fixed to metal frame (m/s) 6mm thick	m2	94.30	94.30	97.60	97.60
H	8mm thick	m2	113.60	113.60	117.40	117.40
I	10mm thick	m2	141.30	141.30	146.20	146.20

2	SPECIAL GLASS					
2.1	Mirrors					
	Frameless mirror glass with copper backing in polished pencil edge; concealed fixing, plugging and screwing to walls					
A	6mm thick clear mirror	m2	226.10	226.10	226.10	226.10
B	6mm thick tinted mirror	m2	233.60	233.60	233.60	233.60
	Beveling to straight edges including internal mitres and scallops					
C	8mm wide	m	66.80	66.80	66.80	66.80
D	10mm wide	m	74.10	74.10	74.10	74.10
E	12mm wide	m	83.70	83.70	83.70	83.70
	Aluminium framed mirror glass with copper backing; concealed fixing, plugging and screwing to walls					
F	6mm thick clear mirror	m2	263.50	263.50	263.50	263.50
G	6mm thick tinted mirror	m2	269.40	269.40	269.40	269.40
3	SHOWER SCREEN					
	Framed shower screen with clear tempered glass; comprising one fixed panel and one swing door complete with polished stainless steel L-shaped handle, ironmongeries and all necessary fixing accessories					
A	8mm thick glazing	m2	355.50	355.50	355.50	355.50
B	10mm thick glazing	m2	381.30	381.30	381.30	381.30
	Frameless clear tempered glass shower screen; comprising one fixed panel and one swing door complete with polished stainless steel L-shaped handle, ironmongeries and all necessary fixing accessories					
C	10mm thick glazing	m2	330.00	330.00	330.00	330.00
D	12mm thick glazing	m2	376.50	376.50	376.50	376.50
XII	PAINTING					
1	INTERNAL PAINTING					
1.1	General Surfaces					
	Preparing, sealing, applying paint on plastered or concrete surfaces					
A	one sealer coat and two finishing coats of acrylic emulsion paint	m2	4.60	4.60	4.90	4.90
B	one sealer coat and two finishing coats of acrylic elastomeric paint	m2	5.00	5.00	5.30	5.30
C	one sealer coat, one undercoat and two finishing coats of acrylic emulsion paint	m2	5.20	5.20	5.40	5.40
D	one sealer coat, one undercoat and two finishing coats of acrylic elastomeric paint	m2	6.10	6.10	6.50	6.50
E	one sealer coat, one texture coat and two finishing coats of emulsion paint	m2	10.40	10.70	10.70	10.70
F	one sealer coat, one texture coat and two finishing coats of acrylic elastomeric paint	m2	13.80	14.30	14.30	14.30
1.2	Timber Surfaces					
	Preparing, priming, applying paint on timber surfaces					
A	two coats of aluminium wood primer	m2	8.30	8.40	10.60	10.60
B	two coats of wood preservative painting	m2	4.00	4.10	4.10	4.10

C	two coats of stain and two coats of wax polish	m2	8.60	8.70	8.70	8.70
D	two coats of clear varnish	m2	12.20	12.20	12.20	12.20
E	one coat of aluminium wood primer, one undercoat and two finishing coats of synthetic enamel paint	m2	12.60	12.40	12.30	12.30
F	one coat of stain and three coats of clear polyurethane	m2	13.40	13.50	13.50	13.50
G	two coats staining, varnishing three coats of translucent finish on wood	m2	15.50	15.60	15.60	15.60
1.3 Metal Surfaces						
	Preparing, priming, applying paint on metal surfaces					
A	two coats of aluminium paint	m2	4.80	4.90	5.70	5.70
B	one undercoat and two finishing coats of synthetic enamel paint	m2	11.50	11.50	11.30	11.30
C	one coat of zinc chromate primer, one alkyd resin undercoat and two finishing coats of synthetic enamel paint	m2	13.60	13.90	13.90	13.90
1.4 Weldmesh Surfaces						
	Preparing, priming, applying paint on metal surfaces (measured flat on one side)					
A	two coats of aluminium paint	m2	11.30	11.40	11.40	11.40
B	one undercoat and two finishing coats of synthetic enamel paint	m2	16.60	16.80	16.80	16.80
C	one coat of zinc chromate primer, one alkyd resin undercoat and two finishing coats of synthetic enamel paint	m2	17.60	18.10	18.10	18.10
1.5 Large Metal Pipe Surfaces						
	Preparing, priming, applying paint on large metal pipes					
A	two coats of aluminium primer, one undercoat and two finishing coats of synthetic enamel paint	m	4.60	4.70	4.70	4.70
B	two coats of zinc chromate primer, one undercoat and two finishing coats of synthetic enamel paint	m	4.50	4.60	4.60	4.60
1.6 Small Metal Pipe Surfaces						
	Preparing, priming, applying paint on small metal pipes					
A	two coats of aluminium primer, one undercoat and two finishing coats of synthetic enamel paint	m	3.60	3.70	3.70	3.70
B	two coats of zinc chromate primer, one undercoat and two finishing coats of synthetic enamel paint	m	3.80	3.90	3.90	3.90
1.7 Large UPVC Pipe Surfaces						
	Preparing, priming, applying paint on large uPVC pipes					
A	one coat of polyvinyl acetate primer, one undercoat and two finishing coats of synthetic enamel paint	m	3.70	3.70	3.70	3.70
1.8 Small UPVC Pipe Surfaces						
	Preparing, priming, applying paint on small uPVC pipes					
A	one coat of polyvinyl acetate primer, one undercoat and two finishing coats of synthetic enamel paint	m	3.10	3.10	3.10	3.10

1.9	Fire Protection					
	Supply and spray vermiculite to general surfaces					
A	13mm thick	m2	26.20	27.40	27.40	27.40
B	25mm thick	m2	35.10	35.60	35.60	35.60
C	50mm thick	m2	48.20	49.10	49.10	49.10
2	EXTERNAL PAINTING					
2.1	General Surfaces					
	Preparing, sealing, applying paint on plastered or concrete surfaces					
A	one sealer coat and two finishing coats of weathershield emulsion paint	m2	6.30	6.30	6.30	6.30
B	one sealer coat and two finishing coats of acrylic elastomeric paint	m2	6.80	6.80	6.80	6.80
C	one sealer coat, one texture coat and two finishing coats of weathershield emulsion paint	m2	11.00	11.20	11.60	11.60
D	one sealer coat, one texture coat and two finishing coats of acrylic elastomeric paint	m2	13.00	13.00	13.00	13.00
E	three coats of water based high build acrylic resin texture coat incorporating natural granite chip c/w clear top coat	m2	13.40	13.40	13.40	13.40
	Preparing, sealing, applying paint on fairface masonry surfaces					
F	two coats of water repellent solution	m2	4.90	5.10	5.10	5.10
3	GENERAL					
3.1	Labour					
	Supply labour to prepare and apply paint on					
A	concrete or plastered surface	m2	1.80	1.80	1.80	1.80
B	timber surface	m2	1.80	1.80	1.80	1.80
C	metal surface	m2	1.80	1.80	1.80	1.80
D	large pipe surface	m	1.80	1.80	1.80	1.80
E	small pipe surface	m	1.80	1.80	1.80	1.80