

Quantities only. Rates and amounts to be completed by the contractor.

PROJECT	Alterations and additions to an existing dwelling, Cape Town
ERF	Erf 00000, 640 m², Zoning SR1
CONTRACTOR	FN Building Projects
DOCUMENT	Bill of quantities, unpriced
REVISION	Rev 02
DATE	Specimen
PREPARED BY	FN Building Projects
SCOPE	Proposed additions only: lounge extension, bedroom, entrance hall and covered stoep
SOURCE DRAWING	Approved council drawing, sheet 01 of 03
BASIS OF MEASUREMENT	Figured dimensions on the drawing. Where a dimension chain does not close, the discrepancy is recorded and the shorter figure carried.
NOT MEASURED	Existing dwelling alterations, site works, boundary walls, swimming pool
QUERIES	Six items require confirmation before this bill is priced. See queries schedule.

A EARTHWORKS AND FOUNDATIONS

REF	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
	Site clearing, southern block • 11 240 chain × 12 640 - 6 240				
	Site clearing, lounge extension • 6 620 × 6 240				
M1	Site clearing, gross footprint	113.20	m²		
	Trench, N wall lounge extension • centre line				
	Trench, E and S walls bedroom • W wall hall and stoep				
M2	Excavate foundation trench	28.64	m³		
M3	Concrete strip footing 700 × 230	7.42	m³		
M4	Concrete slab thickening 600 × 200	1.86	m³		
	Excavated volume - footing concrete - brickwork below dpc				
M5	Backfill, ram and cart away surplus	16.10	m³		
M6	Brickwork below dpc, 280 cavity built solid	41.85	m²		
M7	Concrete filling to cavity below dpc	3.94	m³		
M8	Stepped brickgrip dpc, 280 wide	37.60	m		
M9	Stepped brickgrip dpc, 115 wide	14.20	m		

B

SURFACE BED

REF	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
M10	Compacted fill under surface bed	22.48	m³		
M11	50 mm sand blinding	94.60	m²		
	dpm including 10% laps				
M12	250 micron dpm	104.06	m²		
M13	100 mm concrete surface bed	9.46	m³		
	Lounge extension · bedroom · entrance hall · covered stoep				
M14	30 mm sand/cement screed	88.20	m²		
M15	Nett internal floor area	82.40	m²		

C

BRICKWORK ABOVE DPC

REF	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
	N, E, S and W walls, less W3 (2 No), SD1 (1 No), W2 (1 No) per glazing schedule				
M16	280 cavity wall above dpc	96.34	m²		
	Less W1 (1 No) and internal doors (3 No)				
M17	115 internal wall above dpc	31.72	m²		
M18	Butterfly wall ties at 2.5 per m²	241	No		
	Top three courses of cavity built solid, 3 courses at 75				
M19	Solid brickwork, top three courses	11.28	m²		
	300 bearing each end				
M20	Precast lintols	18.60	m		
M21	Brickforce, 4 courses over openings	52.40	m		

D ROOF, CEILINGS AND RAINWATER

REF	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
Roof plan footprint plus eaves overhang all round, external perimeter 32.480					
M22	Roof area on plan including eaves	128.60	m²		
M23	Roof area on slope	141.46	m²		
Southern block span 11 240 • lounge extension span 6 620					
M24	Howe trusses at 750 centres	24	No		
M25	114 × 38 wall plate	32.48	m		
M26	Hoop iron tie down at 750 centres	24	No		
M27	38 × 38 roof battens including 10% laps	196.40	m		

This is a specimen. It is taken from a real bill of quantities prepared by FN Building Projects, with the client's name, address and erf number removed and every quantity altered. Sections E to H, covering carpentry and joinery, plastering, glazing and finishes, continue in the full document, along with the dimension sheet each quantity is built from and the schedule of queries.

Rate and Amount are left blank on purpose. That is what makes the document neutral: you hand the same schedule to every builder you approach, they price the same list, and you compare quotes line for line instead of comparing three different guesses.