

Project: Cintsa Jewel

How to use this schedule. It consolidates the estimated resources in the issued estimate revision for planning self-procurement, plant and labour, and comparing independent supplier or contractor quotes. Calculated quantities retain the estimator's resolved recipe waste and full-pack rules. An order quantity is only a planning reference: PriceYourBuild does not accept orders or supply materials or labour.

High-Level Financial Summary

Financial component	Issued BOQ PDF (Rev 5)	Procurement schedule PDF (Rev 5)	Reconciliation / notes
Materials procurement	Included in direct works	R 2,388,497.87	Itemised with supplier references and documented pack-size ordering rules.
Plant & hire allowance	Included in direct works	R 29,780.02	Plant, equipment and hire resources required by the issued BOQ.
Direct labour resource	Included in direct works	R 667,190.16	5,139.07 consolidated direct labour hours across trades.
Direct works / listed resources	R 3,077,614.72	R 3,085,468.05	Includes R 7,853.33 of 2 physical material/labour resources from Preliminaries. These are excluded from BOQ direct works, so the listed-resource total is higher by that amount.
Preliminaries & selected professional/statutory allowances	R 645,684.46	R 7,853.33 included	2 physical material/labour resources are included for procurement planning; the remaining preliminary, professional and commercial allowance lines are excluded.
Builder's profit (0.0%)	R 0.00	Excluded	Commercial allowance; this is normally R 0.00 for an owner-managed route.
Contingency (5.0%)	R 186,164.96	Excluded	Calculated on direct works and preliminaries; not a supplier-order resource.
Grand Total Construction Estimate	R 3,909,464.14	—	All-in estimate value. All-in gross covered-area reference rate: R 11,106.43 / m².

Resource allowances follow the issued owner-managed estimate: indicative supplier/shop price references include VAT where applicable. This is an indicative procurement-planning guide, not a supplier or contractor quote and not the project grand total. Builder's profit, contingency, output VAT, professional fees and non-resource preliminary allowances are not included in its resource subtotal.

18 professional-fee, preliminary, or commercial-allowance line(s) are deliberately excluded from this schedule.

Materials Procurement

R 2,388,497.87

Ceilings & Partitions

R 86,631.97

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
9.5mm Gypsum plasterboard ceiling board (1.2m width) Calculated quantity retained; model wastage is already included where applicable.	331.80 Order: 331.80	m2	R 72.80	R 24,155.04	Pelican Systems / Gyproc · GYP-BD-9.5
75mm gypsum cove cornice Calculated quantity retained; model wastage is already included where applicable.	251.72 Order: 251.72	m	R 29.86	R 7,516.16	Gyproc / Pelican Systems market allowance
Ceiling joint tape, jointing compound, skim coat and screw-fixing sundries Calculated quantity retained; model wastage is already included where applicable.	331.80 Order: 331.80	m2	R 56.00	R 18,580.80	Gyproc RhinoLite / comparable approved finishing system
Concealed galvanized ceiling grid, hangers, perimeter channel and fixings Calculated quantity retained; model wastage is already included where applicable.	331.80 Order: 331.80	m2	R 106.40	R 35,303.52	Gyproc concealed-grid system / comparable approved supplier
Gypsum cornice adhesive and joint-filling compound Calculated quantity retained; model wastage is already included where applicable.	120.14 Order: 120.14	kg	R 8.96	R 1,076.45	Gyproc RhinoBed / equivalent

Communications

R 793.80

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
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50mm uPVC telephone/comms duct conduit (per linear metre) Calculated quantity retained; model wastage is already included where applicable.	15.75 m Order: 15.75	R 50.40	R 793.80	ARB Electrical / Marley · DUCT-TEL-50
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Concrete	R 213,199.98				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Ground-level reinforced concrete patio slab, compacted base, mesh and edge detail allowance Calculated quantity retained; model wastage is already included where applicable.	42.00 Order: 42.00	m2	R 1,232.00	R 51,744.00	Cemex / QS patio allowance · PATIO-SLAB-M2
Portland Cement (50kg bag) - 42.5N Rounded up to a 1 bag order increment; pricing remains on calculated quantity.	179.00 Order: 179.00	bag	R 143.36	R 25,661.44	Builders (builders.co.za) · PPC Surebuild 42.5N · 627933
Ready-Mix Concrete 30 MPa – 19mm Aggregate (100% OPC) Calculated quantity retained; model wastage is already included where applicable.	60.12 Order: 60.12	m3	R 2,016.00	R 121,201.92	Cemex South Africa
Ref 100 Concrete Reinforcing Mesh (per m2) Calculated quantity retained; model wastage is already included where applicable.	407.16 Order: 407.16	m2	R 35.84	R 14,592.62	Builders (builders.co.za) · 4535

Drainage	R 77,540.17				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
5,000L precast septic tank with access covers Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 44,800.00	R 44,800.00	Calcamite / JoJo · SEP-TANK-5000
110mm perforated subsoil drain pipe, geotextile-wrapped Calculated quantity retained; model wastage is already included where applicable.	132.64 Order: 132.64	m	R 106.40	R 14,112.90	Marley Pipe Systems · MAR-PERF-110
110mm PVC Yard Gully Trap, complete with grating Rounded up to a 1 each order increment; pricing remains on calculated quantity.	6.00 Order: 6.00	each	R 649.60	R 3,897.60	Marley Pipe Systems · MAR-GUL-110
250L Poly Grease Interceptor Trap, domestic main-kitchen-scale unit Rounded up to a 1 each order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	each	R 3,584.00	R 3,584.00	JoJo / Calcamite · GT-POLY-250
Bidim A4 geotextile filter fabric blanket Calculated quantity retained; model wastage is already included where applicable.	110.88 Order: 110.88	m2	R 31.36	R 3,477.20	Kaytech · BIDIM-A4
Precast concrete slotted trench drain channel 150mm, incl. grate Calculated quantity retained; model wastage is already included where applicable.	6.12 Order: 6.12	m	R 347.20	R 2,124.86	Rocla / Inca Concrete · CONC-CHAN-150
PVC inspection / rodding-eye chamber assembly, complete with cover Rounded up to a 1 each order increment; pricing remains on calculated quantity.	3.00 Order: 3.00	each	R 1,064.00	R 3,192.00	Marley Pipe Systems · MAR-IC-PVC
SABS 110mm underground PVC sewer pipe (6m, 100kPa) Rounded up to a 1 each order increment; pricing remains on calculated quantity.	7.00 Order: 7.00	each	R 335.94	R 2,351.61	Plumblink / Marley · PVC-UG-110-6

Earthworks	R 36,826.97				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Bulk surplus spoil loading, 10m³ tipper cart-away and ordinary legal-disposal allowance Calculated quantity retained; model wastage is already included where applicable.	4.94 Order: 4.94	m3	R 268.80	R 1,327.87	Indicative local earthworks / tipper allowance
G7 sub-base gravel, compacted fill material Calculated quantity retained; model wastage is already included where applicable.	47.08 Order: 47.08	m3	R 246.40	R 11,600.51	Afrimat (quarry/aggregates producer)
River Sand (per m3) Calculated quantity retained; model wastage is already included where applicable.	39.65 Order: 39.65	m3	R 425.60	R 16,875.05	Builders (builders.co.za) · 127142
SANS 10005 soil insecticide pest control chemical treatment Calculated quantity retained; model wastage is already included where applicable.	348.39 Order: 348.39	m2	R 20.16	R 7,023.54	Pest Control Specialist · TERM-TRT-M2

Electrical	R 29,830.51				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
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2.5mm Twin and Earth flat electrical cable (100m roll) Rounded up to a 1 roll order increment; pricing remains on calculated quantity.	4.66 Order: 5.00	roll	R 1,848.00	R 8,611.68	Aberdare Cables / ARB · ABER-2.5-TE
16mm² single-phase underground armoured mains supply cable (per linear metre) Calculated quantity retained; model wastage is already included where applicable.	15.75 Order: 15.75	m	R 235.20	R 3,704.40	Lite-Glo (SA electrical supplier)
Bare copper earth wire, copper-clad earthing spike & inspection pit kit Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 1,400.00	R 1,400.00	ARB Electrical Wholesalers · EARTH-KIT-01
Domestic distribution board, main isolator, circuit protection, surge protection, labels and ordinary installation sundries Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 7,280.00	R 7,280.00	Indicative electrical wholesaler allowance
Electrical inspection, testing and Certificate of Compliance issue allowance Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 2,200.00	R 2,200.00	Registered electrical contractor allowance
Heavy-duty PVC yellow electrical warning tape Calculated quantity retained; model wastage is already included where applicable.	15.75 Order: 15.75	m	R 13.44	R 211.68	ARB Electrical Wholesalers · TAPE-WARN-YEL
Soft bedding sand for buried cable protection Calculated quantity retained; model wastage is already included where applicable.	1.32 Order: 1.32	m3	R 313.60	R 413.95	Local Aggregate Supplier · SAND-BED-M3
Standard residential electrical point hardware — socket/switch/light point, box, plate and ordinary fixing sundries Calculated quantity retained; model wastage is already included where applicable.	29.00 Order: 29.00	pt	R 207.20	R 6,008.80	Indicative electrical wholesaler allowance

External Works	R 36,691.20
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
UV-stabilised HDPE shade sail, steel posts, tension hardware and concrete bases Calculated quantity retained; model wastage is already included where applicable.	42.00 Order: 42.00	m2	R 873.60	R 36,691.20	Builders Warehouse / QS patio allowance · PATIO-SAIL-M2

Garage	R 42,784.00
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Garage — Double sectional garage door, supplied and installed Calculated quantity retained; model wastage is already included where applicable.	1.00 Order: 1.00	no.	R 24,640.00	R 24,640.00	—
Garage — Epoxy finish over structural slab Calculated quantity retained; model wastage is already included where applicable.	36.00 Order: 36.00	m²	R 504.00	R 18,144.00	—

General Finishes	R 208,102.67
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Floor bonding / moisture-compatible primer Calculated quantity retained; model wastage is already included where applicable.	44.26 Order: 44.26	l	R 128.80	R 5,700.69	Cemcrete / Mapei market allowance
IXPE acoustic foam underlay for SPC click vinyl Calculated quantity retained; model wastage is already included where applicable.	295.05 Order: 295.05	m2	R 42.56	R 12,557.33	Belgotex / Finfloor market allowance
Latex self-levelling floor screed, 20kg bag Rounded up to a 1 bag order increment; pricing remains on calculated quantity.	67.00 Order: 67.00	bag	R 291.20	R 19,510.40	Mapei / Weber market allowance
MDF skirting board 14x70mm moulded profile, primed Calculated quantity retained; model wastage is already included where applicable.	207.67 Order: 207.67	m	R 72.80	R 15,118.38	Builders Warehouse / Swartland · SKIRT-MDF-70
Porcelain floor tiles (supply only) Calculated quantity retained; model wastage is already included where applicable.	38.88 Order: 38.88	m2	R 246.40	R 9,580.03	CTM / Italtile · CTM-STD-FLR
SPC rigid-core click vinyl planks (supply only) Calculated quantity retained; model wastage is already included where applicable.	309.60 Order: 309.60	m2	R 470.40	R 145,635.84	Belgotex / Finfloor market allowance

Glazing	R 394,393.40
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
3m aluminium sliding door with glazing, frame, rollers and ordinary installation accessories Rounded up to a 1 each order increment; pricing remains on calculated quantity.	2.00 Order: 2.00	each	R 25,760.00	R 51,520.00	Sigmadoors / QS planning allowance · OPN-SLIDER-3M
4m aluminium stacking door with glazing, tracks, rollers and ordinary installation accessories Rounded up to a 1 each order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	each	R 58,240.00	R 58,240.00	Sigmadoors / QS planning allowance · OPN-STACK-4M
316 stainless-steel window operating hardware and fixing upgrade Calculated quantity retained; model wastage is already included where applicable.	95.04 Order: 95.04	m2	R 280.00	R 26,611.20	QS marine exposure allowance · MAR-WIN-316
Low-E / solar-control glazing upgrade premium (SANS 204 performance path) Calculated quantity retained; model wastage is already included where applicable.	95.04 Order: 95.04	m2	R 896.00	R 85,155.84	PG Glass · LOW-E-UPG
Powder-Coated Aluminium Window Unit (per m2) Calculated quantity retained; model wastage is already included where applicable.	95.04 Order: 95.04	m2	R 1,818.88	R 172,866.36	Local Aluminium Fabricator · WIN-ALU-PT1212

Ironmongery	R 7,840.00				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
External door completion pack — frame, hinges, lockset, handles and striker plate Calculated quantity retained; model wastage is already included where applicable.	4.00 Order: 4.00	set	R 840.00	R 3,360.00	Builders Warehouse / Doors Direct market allowance
Internal door ironmongery pack — 3 hinges, lockset, handles and striker plate Calculated quantity retained; model wastage is already included where applicable.	10.00 Order: 10.00	set	R 448.00	R 4,480.00	Builders Warehouse / Gelmar market allowance

Joinery	R 276,766.56				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
813x2032mm Meranti timber door frame and architrave set Calculated quantity retained; model wastage is already included where applicable.	10.00 Order: 10.00	set	R 840.00	R 8,400.00	Swartland / Builders Warehouse · SW-FRAME-INT
813x2032mm solid Meranti timber panel interior door Rounded up to a 1 unit order increment; pricing remains on calculated quantity.	10.00 Order: 10.00	unit	R 2,688.00	R 26,880.00	Swartland · SW-SOLID-PNL
Bedroom Wardrobes — White Melamine, Standard Hinged Doors, Standard Height (about 2.1m) (18.00 lin m measured) — 16mm white melamine built-in wardrobe carcass and doors (per lin m) Calculated quantity retained; model wastage is already included where applicable. Quote this stated joinery scope separately; confirm door hardware, fittings and final drawings.	18.00 Order: 18.00	lin m	R 4,032.00	R 72,576.00	PG Bison / Local Joiner · WARD-MEL-01
Laundry, Linen & Utility Storage — White Melamine, Sliding Doors, Standard Height (about 2.1m) (4.00 lin m measured) — 16mm white melamine built-in wardrobe carcass and doors (per lin m) Calculated quantity retained; model wastage is already included where applicable. Quote this stated joinery scope separately; confirm door hardware, fittings and final drawings.	4.60 Order: 4.60	lin m	R 4,032.00	R 18,547.20	PG Bison / Local Joiner · WARD-MEL-01
Oversized pivot entrance door, frame, pivot hardware and ordinary weather seals Rounded up to a 1 each order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	each	R 26,880.00	R 26,880.00	Sigmadoors / QS planning allowance · OPN-PIVOT-RES
Solid Meranti Timber External Door Leaf Rounded up to a 1 unit order increment; pricing remains on calculated quantity.	4.00 Order: 4.00	unit	R 5,040.00	R 20,160.00	Doors Direct · Meranti Exterior Doors range
Standard engineered quartz kitchen countertop slab (per linear metre) Calculated quantity retained; model wastage is already included where applicable.	10.50 Order: 10.50	m	R 3,136.00	R 32,928.00	Eezi Quartz / ProQuartz · TOP-STONE-STD
Standard melamine kitchen cabinet carcass and hardware pack Calculated quantity retained; model wastage is already included where applicable.	10.50 Order: 10.50	m	R 3,696.00	R 38,808.00	QS composite allowance ? board suppliers and Gelmar-class hardware
Vaulted ceiling double-batten structural frame materials Calculated quantity retained; model wastage is already included where applicable.	331.80 Order: 331.80	m2	R 95.20	R 31,587.36	QS supply build-up · CEIL-VAULT-FRAME-M2

Masonry	R 294,206.97				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Clay chimney flue liner, 225mm diameter sections Calculated quantity retained; model wastage is already included where applicable.	4.40 Order: 4.40	m	R 728.00	R 3,203.20	Corobrik / Chamotte · FLUE-CLAY-225
Clay Commons (NFP) (per 1000) Calculated quantity retained; model wastage is already included where applicable.	52.95 Order: 52.95	thousand	R 3,808.00	R 201,633.60	Corobrik (national clay brick manufacturer)
Fireclay firebrick firebox lining set, incl. fire cement Calculated quantity retained; model wastage is already included where applicable.	1.00 Order: 1.00	set	R 3,584.00	R 3,584.00	Builders (builders.co.za) · National Refractory Industries · 290162
Galvanised cavity wall ties, incl. 50mm cavity gap coursing allowance Calculated quantity retained; model wastage is already included where applicable.	262.24 Order: 262.24	m2	R 50.40	R 13,216.89	Builders Warehouse / Macsteel · TIE-GALV-50
Galvanised masonry joint reinforcement / Brickforce (20m roll) Rounded up to a 1 roll order increment; pricing remains on calculated quantity.	111.00 Order: 111.00	roll	R 280.00	R 31,080.00	Masonry reinforcement market allowance
Pre-stressed concrete standard masonry lintel supply allowance Calculated quantity retained; model wastage is already included where applicable.	88.20 Order: 88.20	m	R 470.40	R 41,489.28	Precast lintel supplier market allowance

Metalwork	R 1,624.00				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Cast iron damper plate & register/cowl Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 1,624.00	R 1,624.00	Jetmaster / Megamaster · JM-DAMP-01

Painting	R 51,594.31				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Plaster Primer (High Quality) Calculated quantity retained; model wastage is already included where applicable.	110.08 Order: 110.08	litre	R 72.80	R 8,013.82	Builders Warehouse · 401233
Premium Acrylic Interior/Exterior Paint Calculated quantity retained; model wastage is already included where applicable.	82.95 Order: 82.95	litre	R 95.20	R 7,896.84	Builders Warehouse / Plascon · 502112
Premium low-VOC acrylic wall topcoat (two-coat system) Calculated quantity retained; model wastage is already included where applicable.	289.64 Order: 289.64	l	R 123.20	R 35,683.65	Plascon / Dulux · PNT-ACR-PRM

Paving	R 13,723.81				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
60mm interlocking concrete pavers (per m2) Calculated quantity retained; model wastage is already included where applicable.	66.10 Order: 66.10	m2	R 173.60	R 11,474.96	Bosun / SmartStone · PAV-INT-CONC
G5 graded crushed sub-base material (supply only) Calculated quantity retained; model wastage is already included where applicable.	10.35 Order: 10.35	m3	R 217.28	R 2,248.85	Gomes Sand · G5-40MM

Plastering	R 17,058.42				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
50kg plaster/masonry cement (general purpose) Rounded up to a 1 bag order increment; pricing remains on calculated quantity.	23.00 Order: 23.00	bag	R 95.20	R 2,189.60	AfriSam / PPC · CEM-PLAST-50
Plaster Sand Calculated quantity retained; model wastage is already included where applicable.	9.56 Order: 9.56	m3	R 476.67	R 4,556.98	Local Aggregate Supplier · SAND-PLAST-M3
PPC Surecem 32.5N Cement (50kg) Rounded up to a 1 bag order increment; pricing remains on calculated quantity.	93.00 Order: 93.00	bag	R 110.88	R 10,311.84	Builders Warehouse · 662279

Plumbing	R 84,249.54				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
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15mm SABS Class 0 Copper Plumbing Tube (5.5m length) Calculated quantity retained; model wastage is already included where applicable.	14.54 Order: 14.54	length	R 470.40	R 6,839.62	Plumbink / Macsteel - COP-15-5.5
22mm Copper Plumbing Pipe (Supply, per linear metre) Calculated quantity retained; model wastage is already included where applicable.	35.75 Order: 35.75	m	R 162.40	R 5,805.80	Builders (builders.co.za) - Copper Pipe & Fittings range
25mm Class 12 HDPE water supply pipe Calculated quantity retained; model wastage is already included where applicable.	15.75 Order: 15.75	m	R 35.84	R 564.48	Borehole Pumps South Africa - HDPE Pipe range
40mm PVC Waste Pipe incl. standard fittings allowance (Supply, per linear metre) Calculated quantity retained; model wastage is already included where applicable.	16.50 Order: 16.50	m	R 47.04	R 776.16	Builders (builders.co.za) - Marley Pipes - 40216
50mm PVC Waste Pipe incl. standard fittings allowance (Supply, per linear metre) Calculated quantity retained; model wastage is already included where applicable.	11.55 Order: 11.55	m	R 61.60	R 711.48	Builders (builders.co.za) - Marley Pipes - 18817
ITS 3.6kW Residential Heat Pump Unit Rounded up to a 1 unit order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	unit	R 16,240.00	R 16,240.00	ITS Solar (itsolar.co.za)
JoJo 5000L Water Tank with Integrated Pressure Pump Rounded up to a 1 unit order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	unit	R 14,000.00	R 14,000.00	JoJo Tanks (manufacturer)
Non-return valve & bypass manifold kit, brass Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 2,072.00	R 2,072.00	Plumbink - VLV-MAN-01
Rainwater first-flush diverter, screened inlet, overflow fittings and ordinary connection sundries Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 1,680.00	R 1,680.00	Indicative plumbing supplier allowance
Standard mid-tier sanitaryware and tapware pack Rounded up to a 1 item order increment; pricing remains on calculated quantity.	3.00 Order: 3.00	item	R 10,640.00	R 31,920.00	Sanitaryware.co.za (SA sanitaryware specialist, Vaal branch)
WC suite, hand basin, mixer, waste and trap - toilet-only sanitary pack Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 3,640.00	R 3,640.00	Tile Africa

Rainwater Goods	R 26,134.25				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
110mm solid heavy-duty uPVC stormwater pipe Calculated quantity retained; model wastage is already included where applicable.	15.75 Order: 15.75	m	R 95.20	R 1,499.40	Marley Pipe Systems - MAR-SW-110
125mm PVC Ogee eaves gutter system, incl. brackets Calculated quantity retained; model wastage is already included where applicable.	97.44 Order: 97.44	m	R 207.20	R 20,189.57	Marley / Watertite - MAR-GUT-125
PVC downpipe 80mm diameter with offset shoe & clips Calculated quantity retained; model wastage is already included where applicable.	28.35 Order: 28.35	m	R 156.80	R 4,445.28	Marley Pipe Systems - MAR-DP-80

Roofing	R 308,797.76				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
38x114 S5 Structural Timber (SABS CCA Treated) Calculated quantity retained; model wastage is already included where applicable.	2 606.33 Order: 2 606.33	m	R 58.24	R 151,792.66	Builders (builders.co.za) - York Timbers SA Pine - 8784
135mm Glasswool Ceiling Insulation Blanket (R-value 3.35) Calculated quantity retained; model wastage is already included where applicable.	331.80 Order: 331.80	m2	R 121.52	R 40,320.34	Leroy Merlin South Africa Aerolite glasswool
316 stainless-steel roof fasteners, nails and binding-wire upgrade Calculated quantity retained; model wastage is already included where applicable.	408.52 Order: 408.52	m2	R 72.80	R 29,740.26	QS marine exposure allowance - MAR-ROOF-316
Concrete roof-tile ridge / hip capping, including normal overlap allowance Calculated quantity retained; model wastage is already included where applicable.	21.12 Order: 21.12	m	R 184.80	R 3,902.98	QS roofing-trim supply allowance - ROOF-CAP-CONC-M
Fibre-cement barge board 12x200mm Calculated quantity retained; model wastage is already included where applicable.	25.96 Order: 25.96	m	R 173.60	R 4,506.66	Builders (builders.co.za) - Everite Nutec - 3479
Fibre-cement fascia board 12x225mm Calculated quantity retained; model wastage is already included where applicable.	40.32 Order: 40.32	m	R 162.40	R 6,547.97	Builders (builders.co.za) - Nutec - 3430
Interlocking Concrete Roof Tiles (per 1000) Calculated quantity retained; model wastage is already included where applicable.	5.41 Order: 5.41	thousand	R 12,314.40	R 66,620.91	Coverland (BMI Group) via Mercury Build It

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Undertile roof membrane, laps and fixing sundries Calculated quantity retained; model wastage is already included where applicable.	538.32 Order: 538.32	m2	R 9.97	R 5,365.98	BMI Coverland / roofing membrane market allowance

Security Systems	R 9,520.00				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Wireless alarm system - control panel, keypad, 6x door/window sensors, siren Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 9,520.00	R 9,520.00	Security Hyperstore

Solar & Backup Power	R 123,200.00				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Medium Solar Kit (Balanced inverter & battery footprint) Rounded up to a 1 item order increment; pricing remains on calculated quantity.	1.00 Order: 1.00	item	R 123,200.00	R 123,200.00	SunSynk / Deye (Specialist) · SOL-KIT-MED

Structural Steel	R 12,235.33				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
High tensile steel reinforcement (Y10/Y12/Y16) Calculated quantity retained; model wastage is already included where applicable.	273.11 Order: 273.11	kg	R 44.80	R 12,235.33	Macsteel · MS-REBAR-HT

Temporary Works	R 5,288.98				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Ground-slab edge shuttering - timber, stakes, bracing and release agent Calculated quantity retained; model wastage is already included where applicable.	85.86 Order: 85.86	m	R 61.60	R 5,288.98	Formwork material allowance

Tiling	R 5,415.60				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Premium porcelain and large-format tile adhesive - 20kg (For tiles 500x500mm and up) Rounded up to a 1 bag order increment; pricing remains on calculated quantity.	18.00 Order: 18.00	bag	R 148.83	R 2,678.87	CTM / Pro Grip · EZAD130
Standard glazed ceramic wall tiles Calculated quantity retained; model wastage is already included where applicable.	8.08 Order: 8.08	m2	R 201.60	R 1,628.93	CTM / Italtile · TILE-WALL-STD
Water-repellent wall & floor tile grout (5kg) Rounded up to a 1 bag order increment; pricing remains on calculated quantity.	9.00 Order: 9.00	bag	R 123.09	R 1,107.80	CTM / Pro Grip · EZGR732

Waterproofing	R 24,047.67				
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Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
250 micron USB Green damp-proof membrane sheeting, incl. laps & seals Calculated quantity retained; model wastage is already included where applicable.	371.62 Order: 371.62	m2	R 35.84	R 13,318.86	Gundle Plastics · GUN-USB-250
Compatible wet-area membrane primer / bonding coat, 5L tub Calculated quantity retained; model wastage is already included where applicable.	3.00 Order: 3.00	tub	R 660.80	R 1,982.40	Mapei South Africa / comparable approved primer
Damp Proof Course Membrane 225mm (30m roll) Rounded up to a 1 roll order increment; pricing remains on calculated quantity.	6.83 Order: 7.00	roll	R 235.20	R 1,606.41	Gundle Plastics · GUN-DPC-225

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Internal wet-area liquid waterproofing membrane, 15kg tub (two-coat system) Calculated quantity retained; model wastage is already included where applicable.	3.00 Order: 3.00	tub	R 1,848.00	R 5,544.00	Mapei South Africa / comparable EN 14891 liquid membrane
Wet-area waterproofing detail set — reinforcing tape, internal corners, drain flange and pipe collars Rounded up to a 1 item order increment; pricing remains on calculated quantity.	3.00 Order: 3.00	item	R 532.00	R 1,596.00	Mapei South Africa / comparable approved accessory set

Plant & Hire Checklist
R 29,780.02

Earthworks
R 3,440.98

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Mechanical plate compaction allowance per m³ of compacted selected fill Allocation quantity; no procurement rounding applied.	87.78 Order: 87.78	m3	R 39.20	R 3,440.98	CPHA (Contractors Plant Hire Association)

Site Clearance or Demolition
R 26,339.04

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
TLB / small excavator hire - site clearance & rough grading Allocation quantity; no procurement rounding applied.	36.18 Order: 36.18	hr	R 728.00	R 26,339.04	CPHA (Contractors Plant Hire Association)

Labour Allocation Schedule
R 667,190.16

Carpentry
R 151,607.40

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Qualified carpenter / structural timber installer Allocation quantity; no procurement rounding applied.	721.94 Order: 721.94	hr	R 210.00	R 151,607.40	BIBC (Building Industry Bargaining Council)

Ceilings & Partitions
R 47,478.60

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Ceiling finisher — gypsum cove cornice installation Allocation quantity; no procurement rounding applied.	27.46 Order: 27.46	hr	R 210.00	R 5,766.60	QS installation allowance (BIBC-informed)
Ceiling installer — concealed-grid board fixing, jointing and preparation labour Allocation quantity; no procurement rounding applied.	252.80 Order: 252.80	hr	R 165.00	R 41,712.00	QS direct-labour allowance (BIBC-informed)

Concrete
R 23,404.41

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Skilled Concrete Artisan Allocation quantity; no procurement rounding applied.	261.21 Order: 261.21	hr	R 89.60	R 23,404.41	BIBC (Building Industry Bargaining Council)

Drainage
R 31,850.50

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
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Civil excavation and pipe laying utility contractor team hours		57.91 hr	R 550.00	R 31,850.50	BCCEI (Bargaining Council for the Civil Engineering Industry)
Allocation quantity; no procurement rounding applied.		Order: 57.91			
Earthworks			R 52,720.80		
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
General Civil/Earthworks Artisan (per hour)	439.34	hr	R 120.00	R 52,720.80	BCCEI (Bargaining Council for the Civil Engineering Industry)
Allocation quantity; no procurement rounding applied.		Order: 439.34			
Electrical			R 31,640.00		
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Registered Electrical Contractor (per hour)	79.10	hr	R 400.00	R 31,640.00	NBCEI (National Bargaining Council for the Electrical Industry)
Allocation quantity; no procurement rounding applied.		Order: 79.10			
General Finishes			R 26,118.00		
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Skilled floor layer / tiler artisan labour rate	217.65	hr	R 120.00	R 26,118.00	BIBC (Building Industry Bargaining Council)
Allocation quantity; no procurement rounding applied.		Order: 217.65			
Glazing			R 13,444.20		
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Specialist Window Installer	96.03	hr	R 140.00	R 13,444.20	BIBC (Building Industry Bargaining Council)
Allocation quantity; no procurement rounding applied.		Order: 96.03			
Joinery			R 10,170.00		
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Bedroom Wardrobes — White Melamine, Standard Hinged Doors, Standard Height (about 2.1m) (18.00 lin m measured) — Built-in wardrobe installation labour allowance (per linear metre)	18.00	lin m	R 450.00	R 8,100.00	QS installation allowance (BIBC-informed)
Allocation quantity; no procurement rounding applied.		Order: 18.00			
Laundry, Linen & Utility Storage — White Melamine, Sliding Doors, Standard Height (about 2.1m) (4.00 lin m measured) — Built-in wardrobe installation labour allowance (per linear metre)	4.60	lin m	R 450.00	R 2,070.00	QS installation allowance (BIBC-informed)
Allocation quantity; no procurement rounding applied.		Order: 4.60			
Masonry			R 140,497.30		
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Additional bricklaying labour for cavity wall tie placement	249.75	m2	R 22.00	R 5,494.50	BIBC (Building Industry Bargaining Council)
Allocation quantity; no procurement rounding applied.		Order: 249.75			
General building assistant / support labourer (per hour)	653.29	hr	R 50.00	R 32,664.50	BIBC (Building Industry Bargaining Council)
Allocation quantity; no procurement rounding applied.		Order: 653.29			
Skilled Bricklayer & Mason (per hour)	1 203.98	hr	R 85.00	R 102,338.30	BIBC (Building Industry Bargaining Council)
Allocation quantity; no procurement rounding applied.		Order: 1 203.98			
Painting			R 29,416.50		

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Skilled Painter Artisan Allocation quantity; no procurement rounding applied.	392.22 Order: 392.22	hr	R 75.00	R 29,416.50	BIBC (Building Industry Bargaining Council)
Paving R 1,440.00					
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Sub-base prep & paving bricklayer installer rate Allocation quantity; no procurement rounding applied.	12.00 Order: 12.00	hr	R 120.00	R 1,440.00	BIBC (Building Industry Bargaining Council)
Plastering R 54,761.20					
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Specialist plastering and finishing artisan (external, detailing and boundary-wall work) Allocation quantity; no procurement rounding applied.	280.04 Order: 280.04	hr	R 110.00	R 30,804.40	BIBC (Building Industry Bargaining Council)
Standard plasterer artisan (interior wall finish) Allocation quantity; no procurement rounding applied.	228.16 Order: 228.16	hr	R 105.00	R 23,956.80	BIBC (Building Industry Bargaining Council)
Plumbing R 31,370.50					
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Licensed Plumbing Contractor (per hour) Allocation quantity; no procurement rounding applied.	89.63 Order: 89.63	hr	R 350.00	R 31,370.50	BIBC (Building Industry Bargaining Council)
Roofing R 13,903.75					
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Insulation installer - ceiling/cavity blanket & batt laying labour rate Allocation quantity; no procurement rounding applied.	316.00 Order: 316.00	m2	R 28.00	R 8,848.00	BIBC (Building Industry Bargaining Council)
Specialist roof structure truss and covering installer Allocation quantity; no procurement rounding applied.	37.45 Order: 37.45	hr	R 135.00	R 5,055.75	BIBC (Building Industry Bargaining Council)
Site Clearance or Demolition R 2,725.50					
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
General labour - site clearance, grubbing & vegetation removal Allocation quantity; no procurement rounding applied.	54.51 Order: 54.51	hr	R 50.00	R 2,725.50	BCCEI (Bargaining Council for the Civil Engineering Industry)
Structural Steel R 2,240.00					
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Qualified coded welder / structural steel fabricator Allocation quantity; no procurement rounding applied.	14.00 Order: 14.00	hr	R 160.00	R 2,240.00	BIBC (Building Industry Bargaining Council)
Tiling R 1,470.00					
Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Skilled wall and floor tiler trade hours Allocation quantity; no procurement rounding applied.	12.25 Order: 12.25	hr	R 120.00	R 1,470.00	BIBC (Building Industry Bargaining Council)

Waterproofing

R 931.50

Resource	Quantity Calculated / order	Unit	BOQ rate	Estimated total	Supplier / ref.
Waterproofing specialist (torch-on/membrane applicator) Allocation quantity; no procurement rounding applied.	8.10 Order: 8.10	hr	R 115.00	R 931.50	BIBC (Building Industry Bargaining Council)

Use this schedule when requesting independent supplier or contractor quotes. Confirm final product sizes, stock availability, delivery increments, supplier pack quantities, lead times and site-specific installation requirements before purchasing. This schedule is derived from the fixed estimate revision shown above and must be read with its detailed BOQ.