



YOUR COMPANY NAME

Your business activity | Dubai, UAE
Your office address, Dubai, United Arab Emirates

BILL OF QUANTITIES

Doc. REF-2649-BOQ-02 | Rev 02
Your trade licence no. | Your TRN

BILL OF QUANTITIES

Project 2649 | Interior fit-out works | Measured in accordance with POMI

Project	Project 2649, Villa Fit-Out, Al Barsha 2, Dubai	Document No.	REF-2649-BOQ-02
Employer	Private Client (details withheld)	Revision	Rev 02
Consultant	Consultant (name withheld)	Issue Date	01.07.2026
Contract	Lump sum, re-measurable provisional items	Currency	AED, excl. VAT
Drawings	AR-101 to AR-118 Rev C, ME-201 to ME-214 Rev B	Specification	Spec. Rev 2 dtd 12.06.2026

Document Control

Rev	Date	Description of Revision	Prep.	Chk.	App.
00	18.06.2026	First issue for internal pricing review	A.R.	S.K.	M.T.
01	26.06.2026	Updated following Consultant addendum 01. Items 4.07 and 6.02 revised.	A.R.	S.K.	M.T.
02	01.07.2026	Quantities re-measured against drawings Rev C. Item 3.06 deleted, see note 4.	A.R.	S.K.	M.T.

Bill No. 1 — Preliminaries and General Requirements

Item	Description	Unit	Qty	Rate	Amount (AED)
1.00	PRELIMINARIES AND GENERAL REQUIREMENTS				
1.01	Site mobilisation, temporary site office, secure material store and welfare facilities, maintain for contract duration and remove on completion.	Item	1.00	12,850.00	12,850.00
1.02	Contractor's All Risk and Workmen's Compensation insurance for the contract period. Copy of policy to be lodged with the Employer prior to commencement.	Item	1.00	6,725.00	6,725.00
1.03	Protection to existing finishes, lift lobby, common corridor and access routes. Include hoarding, floor protection sheet and corner guards.	m2	342.60	21.75	7,451.55
1.04	Temporary power and water distribution, sub metering and consumption charges.	Item	1.00	7,480.00	7,480.00
1.05	Daily housekeeping, waste segregation and removal of debris to a Dubai Municipality approved tipping site. Tipping receipts to be retained.	Month	4.00	3,185.00	12,740.00
1.06	HSE management. Include part time safety officer, PPE, signage, fire points and weekly toolbox talks.	Month	4.00	4,120.00	16,480.00
1.07	Preparation of shop drawings, material submittals, method statements and as-built drawings. *	Item	1.00	9,450.00	9,450.00
1.08	Site supervision. Included within item 1.06 above.	Item			Incl. above
	To Collection — Bill No. 1				73,176.55

Bill No. 2 — Demolition and Enabling Works

Item	Description	Unit	Qty	Rate	Amount (AED)
2.00	DEMOLITION AND ENABLING WORKS				
2.01	Careful dismantling of existing gypsum partitions incl. studs, boards and insulation. Cart away.	m2	127.40	37.50	4,777.50
2.02	Take down existing suspended ceiling grid, tiles and hangers. Cart away.	m2	208.65	26.25	5,477.06
2.03	Break out existing floor finish and screed bed down to structural slab. Cart away.	m2	194.80	43.75	8,522.50
2.04	Isolate and strip out redundant electrical, plumbing and HVAC services. Cap ends and label.	Item	1.00	8,240.00	8,240.00
2.05	Core cut through existing slab for new services. Include GPR scanning prior to cutting and making good. **	Nr	24.00	315.00	7,560.00



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Item	Description	Unit	Qty	Rate	Amount (AED)
2.06	Removal of existing external glazing. Excluded from this contract, see Employer's direct order.	m2			By others
To Collection — Bill No. 2					34,577.06

Bill No. 3 — Civil and Builder's Works

Item	Description	Unit	Qty	Rate	Amount (AED)
3.00	CIVIL AND BUILDER'S WORKS				
3.01	100mm solid block wall in cement mortar incl. lintels, ties and reinforcement at abutments.	m2	84.30	117.50	9,905.25
3.02	Gypsum board partition, 12.5mm board both faces on 75mm metal stud at 600 c/c, 50mm acoustic infill. Height to underside of slab.	m2	243.75	171.25	41,742.19
3.03	Ditto but moisture resistant board to wet area face, single face only.	m2	63.40	96.50	6,118.10
3.04	Cement sand screed to floors, average 50mm, steel float finish, laid to falls in wet areas.	m2	194.80	67.50	13,149.00
3.05	Cementitious waterproofing membrane to wet areas incl. 300mm upstand and 48 hour ponding test. Test certificate required prior to tiling.	m2	57.20	91.75	5,248.10
3.06	Item deleted at Rev 02. See note 4.				Not used
3.07	Two coat cement plaster, 15mm, to internal face of blockwork.	m2	168.90	41.25	6,967.12
3.08	Making good to existing surfaces disturbed by the works, rate to be applied on instruction only.	m2		55.00	Rate only
To Collection — Bill No. 3					83,129.76

Bill No. 4 — Ceilings, Finishes and Joinery

Item	Description	Unit	Qty	Rate	Amount (AED)
4.00	CEILINGS, FINISHES AND JOINERY				
4.01	Suspended gypsum board ceiling on concealed grid incl. perimeter shadow gap, bulkheads and access panels.	m2	206.40	147.50	30,444.00
4.02	600 x 600 mineral fibre acoustic tile on exposed T-grid, incl. hangers and perimeter trim.	m2	94.80	111.25	10,546.50
4.03	600 x 600 porcelain floor tile on cement adhesive incl. grout and matching skirting. Tile p.c. rate AED 92.75/m2. ***	m2	166.30	194.50	32,345.35
4.04	300 x 600 ceramic wall tile to wet areas, full height, incl. grout and trims.	m2	86.75	163.75	14,205.31
4.05	Commercial grade vinyl flooring 2mm, welded seams, on self levelling compound.	m2	72.40	147.25	10,660.90
4.06	Emulsion paint to walls and ceilings, one coat primer and two coat finish.	m2	636.50	25.75	16,389.88
4.07	Custom laminate faced joinery units to Consultant's detail, soft close hardware, incl. shop drawing. Revised at Rev 01.	L.M.	31.60	1,435.00	45,346.00
4.08	Solid core flush door 900 x 2100mm incl. frame, architrave and ironmongery set. Ironmongery p.c. sum AED 285.00 per set.	Nr	18.00	1,975.00	35,550.00
4.09	12mm toughened glass partition incl. aluminium framing, glass door, patch fittings and floor spring.	m2	41.85	782.50	32,747.62
4.10	Feature timber wall panel to reception. Provisional, subject to Employer's final selection.	m2	24.00	640.00	15,360.00
To Collection — Bill No. 4					243,595.56

Bill No. 5 — Electrical and Low Current

Item	Description	Unit	Qty	Rate	Amount (AED)
5.00	ELECTRICAL AND LOW CURRENT				



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Item	Description	Unit	Qty	Rate	Amount (AED)
5.01	Recessed LED downlight 12W 3000K incl. driver, flex and accessories. Fitting p.c. rate AED 105.00.	Nr	96.00	163.75	15,720.00
5.02	LED linear fitting 1200mm 36W surface mounted.	Nr	34.00	318.50	10,829.00
5.03	13A twin switched socket outlet incl. back box, conduit and wiring back to DB.	Nr	72.00	154.25	11,106.00
5.04	Lighting switch, one gang two way, incl. back box, conduit and wiring.	Nr	38.00	108.75	4,132.50
5.05	Distribution board 24 way TPN with MCBs and RCCB, fully wired, tested and labelled.	Nr	3.00	4,825.00	14,475.00
5.06	PVC conduit and cabling in walls, ceiling voids and floor screed, complete installation.	Item	1.00	26,340.00	26,340.00
5.07	Cat 6A structured cabling outlet incl. patch panel termination, testing and certification.	Nr	44.00	283.50	12,474.00
5.08	Emergency exit signage and emergency luminaire. To be selected from the DCD approved products list. ****	Nr	16.00	337.50	5,400.00
5.09	DEWA connection and meter application. Employer's direct appointment.	Item			By others
To Collection — Bill No. 5					100,476.50

Bill No. 6 — Plumbing, Drainage, HVAC and Fire

Item	Description	Unit	Qty	Rate	Amount (AED)
6.00	PLUMBING, DRAINAGE, HVAC AND FIRE PROTECTION				
6.01	Wall hung WC with concealed cistern, seat cover and flush plate. Sanitaryware p.c. sum AED 1,150.00 per set.	Nr	8.00	1,642.50	13,140.00
6.02	Counter top wash basin with mixer, bottle trap and angle valves. Revised at Rev 01.	Nr	10.00	1,178.00	11,780.00
6.03	PPR hot and cold water piping, insulated, incl. fittings, valves and brackets.	L.M.	163.50	95.75	15,655.12
6.04	uPVC drainage piping incl. fittings, brackets and cleanouts.	L.M.	128.40	83.50	10,721.40
6.05	Testing, flushing and chlorination of the complete water supply system. Certificate required.	Item	1.00	3,380.00	3,380.00
6.06	GI ductwork incl. insulation, supports, flexible connections and accessories.	kg	1,447.00	33.75	48,836.25
6.07	Supply and return air grilles and diffusers, powder coated to Consultant's approved colour.	Nr	46.00	264.50	12,167.00
6.08	VAV box with actuator and controller incl. commissioning by manufacturer's agent.	Nr	8.00	3,225.00	25,800.00
6.09	Testing, adjusting and balancing of the air side system by an approved TAB agency.	Item	1.00	9,750.00	9,750.00
6.10	Sprinkler head and pipework modification, hydraulically calculated, pressure tested. DCD approved. ****	Nr	58.00	318.50	18,473.00
6.11	Addressable smoke detector and sounder tied into the existing fire alarm panel. DCD approved. ****	Nr	32.00	476.25	15,240.00
To Collection — Bill No. 6					184,942.77

Bill No. 7 — Testing, Commissioning and Handover

Item	Description	Unit	Qty	Rate	Amount (AED)
7.00	TESTING, COMMISSIONING AND HANDOVER				
7.01	Pre-commissioning, commissioning and integrated systems testing of all installed services.	Item	1.00	14,380.00	14,380.00
7.02	Operation and maintenance manuals in 3 hard copies and 1 soft copy, warranties and as-built drawings.	Item	1.00	6,420.00	6,420.00



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Item	Description	Unit	Qty	Rate	Amount (AED)
7.03	Third party inspection and authority coordination through to completion certificate.	Item	1.00	8,150.00	8,150.00
7.04	Builder's clean and final handover clean.	Item	1.00	5,560.00	5,560.00
7.05	Attendance during the 12 month defects liability period.	Item	1.00	4,200.00	4,200.00
To Collection — Bill No. 7					38,710.00

Grand Summary and Collection

Bill	Description	Amount (AED)
1	Preliminaries and General Requirements	73,176.55
2	Demolition and Enabling Works	34,577.06
3	Civil and Builder's Works	83,129.76
4	Ceilings, Finishes and Joinery	243,595.56
5	Electrical and Low Current	100,476.50
6	Plumbing, Drainage, HVAC and Fire	184,942.77
7	Testing, Commissioning and Handover	38,710.00
Sub Total, Bills 1 to 7		758,608.21
Contractor's overhead and profit at 8.25 percent		62,585.18
Provisional sum, authority submission fees (DM / DCD / DEWA)		45,000.00
Net Contract Sum before VAT		866,193.39
Value Added Tax at 5 percent		43,309.67

Carried to Form of Tender.

Notes to the Bill

- Quantities are measured net from drawings AR-101 to AR-118 Rev C and ME-201 to ME-214 Rev B in accordance with the Principles of Measurement International. Items marked provisional are subject to re-measurement on site.
- Rates are deemed to include supply, delivery, offloading, storage, labour, plant, scaffolding, wastage, cutting, jointing, testing, protection and all incidentals necessary to complete the item.
- Rates exclude VAT. VAT at 5 percent is added at Grand Summary in accordance with Federal Decree Law No. 8 of 2017.
- Item 3.06 (external render) was deleted at Rev 02 following Consultant confirmation that the elevation is outside the contract boundary. Item number retained to preserve cross references in the tender correspondence.
- Authority submission fees payable to Dubai Municipality, Dubai Civil Defence and DEWA are carried as a provisional sum and will be reconciled at final account against original receipts.
- Items marked with **** are to be selected from the Dubai Civil Defence approved products list. Valid certificates are to be submitted with the material submittal.
- Working hours are taken as 07:00 to 18:00 Saturday to Thursday. Night work, Friday work and out of hours access permits are excluded unless separately instructed.
- Variations are to be valued using the rates in this Bill where applicable. Where no rate applies, a fair valuation will be agreed in writing before the work proceeds.

* Shop drawing production is priced on the basis of one submission and one resubmission per package.

** GPR scan results to be issued to the Consultant before any cutting commences.

*** Tile prime cost rate is for supply only. Should the selected tile exceed the p.c. rate the difference will be adjusted.

**** Fire rated and life safety items require valid DCD certification.

Prepared by	Checked by	Approved by	Company Stamp
A. Rahman Quantity Surveyor Sign: _____ Date: _____	S. Kareem Senior QS Sign: _____ Date: _____	M. Tariq Commercial Manager Sign: _____ Date: _____	



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SAMPLE DOCUMENT. This sample is shown on a neutral placeholder letterhead. In live work the document is issued on the client's own letterhead, under the client's own company name, logo, licence and contact details. All project details, drawing references, quantities, rates and third parties shown are illustrative and are not taken from any live project. No company or individual named or implied in this document is real. Format and preparation by Hydrock Support, Dubai.

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