

Ref.	Work Section in Model Bill	Typical Work Items	Item description	Measurement Unit	Method of Measurement
1	Preliminaries	Site Preparation and Preliminaries	Employees' Compensation Insurance	% of Work Value	Contract Sum = Value of Preliminaries + Value of Works (Including Scaffolding)  % of Work Value = [Value of Preliminaries ÷ Value of Works (Including Scaffolding)] x 100%
			Contractors' All Risks and Third Party Liability Insurance		
			Surety and bond		
			Supervision of works		
			Temporary site office and facilities		
			Protective measures		
			Temporary power and water supply to the works		
			Clearing away rubbish during the progress of the works		
			Government levies and charges		
2	Preliminaries	Scaffolding (Erection and Removal)	Double-row bamboo scaffold, peripheral catch fans and working platform	m <sup>2</sup>	Nett area of scaffolding
			Peripheral screen, waterproof floodlight and timer		
			Safety and security provisions		
			Dismantle and remove all scaffold and fittings from the site upon completion of works; including reinstate the finishes of the external walls		
			Issue and submit safety report Form5		
			Other statutory and works requirements		
3	External Elements and Other Physical Elements	Repair Works for External Rendering (Patch Repair)	Chisel away the defective rendering down to the concrete surface	m <sup>2</sup>	Area to be repaired that confirmed before commencement of works (Confirmed by the Consultant, based on the inspection and testing result)
			Remove dust and apply bonding agent		
			Supply and apply rendering to match original rendering face		
4	External Elements and Other Physical Elements	Renovation Works for External Wall Paints	Strip off existing paint	m <sup>2</sup>	Nett area of external wall and ceiling (eg. soffit of canopy) (openings for windows and doors not measured)
			Clean the external wall with high pressure water jet, trim the irregular patches at the previously painted surface		
			Apply one undercoat and two finishing coats of water-based external wall paint		
			Painting to pipework (This process may be included and priced under the items for pipework)		
5	External Elements and Other Physical Elements	Supply and fix Communal Condensated Water Disposal Pipes for Air-Conditioners with fittings; uPVC  (Nett length of main pipes)	Supply and install condensated water disposal pipes for air-conditioners	m	Nett length of main pipes (length of branches not measured)
			Connect one end to the flexible drain hose of the air-conditioners		
			Connect another end to the public drainage system		

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6	Structural Elements	Repair Works for Concrete Structure (Patch Repair)	Hammer tapping inspection	m <sup>2</sup>	Area to be repaired that confirmed before commencement of works (Confirmed by the Consultant, based on the inspection and testing result)
			Chisel away the defective concrete		
			Remove dust from reinforcing bars		
			Replace the reinforcing bars with new bars of same diameter if the bars are severely defective		
			Apply anti-corrosion coating to reinforcing bars		
			Clean the concrete surface		
			Repair the concrete		
			Submit progress report		
7	Fire Safety Elements	Supply and fix Fire Service Water Pipes with Fittings	Fire service water supply up-feed and distribution pipes, from fire service up-feed pumps up to fire service water tanks at roof levels and down to the fire service facilities on all levels in the buildings, including associated valves, fittings and fixtures	m	Nett length of main pipes (length of branches not measured)
			Fire hydrant		
			Form openings at staircase areas for passing through of new pipes, fill and seal all openings and apertures induced by the works before the completion		
			Testing and commissioning upon completion of works		
			Apply undercoats and finishing coats to all new pipework and the associated fittings		
			Exclude system for supplying water to the pipework, e.g. facilities for supply water to fire service pipework, valves, meters and connections to main, etc.		
8	Fire Safety Elements	Supply and fix Fire Service Water Pumps	Fixed fire service up-feed pumps, standby pumps or jockey pumps (for buildings 6-8 storeys high)	Set	Number of water pumps
			Connection to pipework, including valves, cocks and fittings		
			Pump control panels, connections to switchboard of the building, complete with waterproof switches		
			Connection from pump control panel to automatic fire alarm system control panels, complete with associated control modules, wiring and conduits		
			Testing and commissioning upon completion of works		
			Exclude plinth, supporting frame and power supply, eg. electricity meters for fire service installation, switches to the meters, main switch for pumps, emergency power supply, etc.		

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9	Fire Safety Elements	Supply and fix Fire Service Hose Reel with Fittings	Fire service hose reels, complete with flexible tubing 30m long, drum, nozzle, nozzle casing and other associated fittings Branch pipes to distribution mains of fire service water, complete with connection and fittings Exclude automatic fire alarm system control panel and associated programming	Set	Number of hose reels

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10	Fire Safety Elements	Supply and fix Fire Service Water Tank; Fibreglass	Fibreglass reinforced fire service water storage tank	Set	Number of water tanks
			Ball valves, Y-strainers, non-return valves and other associated fittings		
			Testing and commissioning before completion works		
			Exclude plinth and supporting frame		
11	Fire Safety Elements	Replacement Works for Public Wooden Doors and Frames; Single Leaf (FRR not less than 1 hour)	Take down and remove from site existing doors and frame	Set	Number of wooden doors replaced
			Supply and install new wooden doors and frame, complete with paint finish, including pointing, sealing and make good		
			Supply and install new kick plates, push plates, door handles, door closers and other ironmongeries		
			Provide fire resistance certificate		
12	Fire Safety Elements	Replacement Works for Stainless Steel Doors and Frames; Single Leaf (FRR not less than 1 hour)	Take down and remove from site existing doors and frame	Set	Number of stainless steel doors replaced
			Supply and install new wooden doors and frame, complete with paint finish, including pointing, sealing and make good		
			Supply and install new kicker plates, push plates, door handles, door closers and other ironmongeries		
			Provide fire resistance certificate, where applicable		
13	Fire Safety Elements	Supply and fix Fire-rated Enclosures (FRR not less than 1 hour)	Fire-rated enclosure with supporting frame, sealant and painting	m <sup>2</sup>	Nett surface area of the enclosures
			Form access hatch for inspection and maintenance		
			Provide fire resistance certificate		
14	Fire Safety Elements	Supply and fix Emergency Lighting	Illuminance level not less than 2 Lux, complete with supporting frame, wiring, conduits and power supply connection	set	Number of light fittings
			Capable of maintaining the lighting levels for a period of 2 hours		
15	Drainage System	Replacement Works for External Soil and Waste Water Disposal Pipes; complete with vent and branch pipes with fittings; uPVC  (Nett length of main pipes)	Take down and remove from site existing pipework, fittings and fixtures	m	Nett length of main pipes (length of branches not measured)
			Supply and install pipework, complete with all associated fittings and fixtures		
			Reinstate openings and apertures induced by the installation or the removal works		
			Painting to pipework		

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16	Drainage System	Replacement Works for External Rainwater Disposal Pipes with fittings; uPVC  (Nett length of main pipes)	Take down and remove from site existing pipework, fittings and fixtures Supply and install pipework, complete with all associated fittings and fixtures Reinststate openings and apertures induced by the installation or the removal works Painting to pipework	m	Nett length of main pipes (length of branches not measured)

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17	Drainage System	CCTV Survey of Underground Drains, including High Pressure Water Jetting and Survey Report (40 Flats or Below)	Clear the accumulated rubbish and sediment and clean all underground drains and manholes with high pressure water jetting before commencing the rehabilitation works to make the waterway free from blockage	Item (40 Flats or below)	The whole building rehabilitation works (including all processes before and after the works)		
			Conduct CCTV survey to inspect the underground drains and manhole by image capturing or video recording before commencing the rehabilitation works, based on drawings of the buildings				
			Provide inspection report for pre-rehabilitation condition, including manholes and pipes to be repaired with lengths and diameters for the reference of owners and consultants				
			Clear the accumulated rubbish and sediment and clean all underground drains and manholes with high pressure water jetting after the completion of all drainage systems to make the waterway free from blockage				
			Conduct CCTV survey to inspect the underground drains and manhole by image capturing or video recording				
			Provide completion report for the reference of owners and consultants				
		CCTV Survey of Underground Drains, including High Pressure Water Jetting and Survey Report (Above 40 Flats)	Clear the accumulated rubbish and sediment and clean all underground drains and manholes with high pressure water jetting before commencing the rehabilitation works to make the waterway free from blockage			Item (Above 40 Flats)	The whole building rehabilitation works (including all processes before and after the works)
			Conduct CCTV survey to inspect the underground drains and manhole by image capturing or video recording before commencing the rehabilitation works, based on drawings of the buildings				
			Provide inspection report for pre-rehabilitation condition, including manholes and pipes to be repaired with lengths and diameters for the reference of owners and consultants				
			Clear the accumulated rubbish and sediment and clean all underground drains and manholes with high pressure water jetting after the completion of all drainage systems to make the waterway free from blockage				
			Conduct CCTV survey to inspect the underground drains and manhole by image capturing or video recording				
			Provide completion report for the reference of owners and consultants				

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18	Drainage System	Replacement Works for Underground Drains	Take down and remove from site existing underground drains, including break up road and pavement, excavation, concrete bedding, haunching and surround	m	Nett length of pipes	
			Supply and install new underground drains, including concrete bedding, haunching and surround			
			Testing to drains			
			Backfill and reinstate the road and pavement			
19	Window Repair and Replacement	Replacement Works for Windows at Staircases (FRR not less than half hour) (per set)	Take down and remove from site existing windows, frame and glazing	No	Number of windows replaced	
			Supply and install new fire-rated windows, with frame and glazing			
			Supply and install ironmongeries, pointing, sealing and equipotential bonding			
			Provide fire resistance certificate			
			Replacement Works for Windows at Staircases (FRR not less than half hour) (per m2)	Take down and remove from site existing windows, frame and glazing	m <sup>2</sup>	Nett area of windows (including window frames)
				Supply and install new fire-rated windows, with frame and glazing		
				Supply and install ironmongeries, pointing, sealing and equipotential bonding		
				Provide fire resistance certificate		
20	Works to Roof	Rooftop Waterproof Works	Chisel away existing finishes, rendering and waterproofing down to the concrete surface	m <sup>2</sup>	Nett area of slab surface (measured on plan)	
			Repair the concrete			
			Supply and install new backing screed			
			Supply and install new waterproofing membrane			
			Supply and install new topping screed			
			Supply and install flat channels and form fall in gradient			
			Supply and install roof tiles on screed, pointing and sealing with waterproof materials, including movement joints			
			Water test for 48 hours			
			Provide warranty on material and workmanship for a period of not less than 5 years			

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21	Works to Roof	Repair Works for Water Tank Waterproof	Chisel away existing finishes, rendering and waterproofing down to the concrete surface Repair the concrete Supply and install new backing screed Supply and install new waterproofing membrane Supply and install new topping screed and finishes Water test for 48 hours Water supply arrangement during construction period, including related applications, fees, charges and notification to building occupants Provide warranty on material and workmanship for a period of not less than 5 years	m <sup>2</sup>	Nett area of internal wall and slab of water tanks (openings for water tank covers and the like and ceiling not measured; but openings for pipes are considered as part of the area and not to be deducted)



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22	Renovation to common area	Renovation Works for Internal Wall Paints at Public Areas	Remove all loosen paint	m <sup>2</sup>	Nett area of external wall and ceiling (openings for windows and doors not measured)
			Remove all eroded and crystalised particles, dust, dirt, fungus and protruded embeds, etc.		
			Dub to form a smooth surface		
			Apply one undercoat and two finishing coats		
			Provide sign writing for floor numbers		
			Provide warranty on material and workmanship for a period of 5 years		
23	Renovation to common area	Repair Works for Internal Rendering (Patch Repair)	Chisel away the defective rendering down to the concrete surface	m <sup>2</sup>	Area to be repaired that confirmed before commencement of works (Confirmed by the Consultant, based on the inspection and testing result)
			Remove dust and apply bonding agent		
			Supply and apply rendering to match original rendering face		
24	Plumbing works	Replacement of Fresh Water Supply and Distribution Pipes with Fittings  (Nett length of main pipes)	Take down and remove from site existing fresh water supply pipework	m	Nett length of main pipes (length of branches not measured)
			Supply and install at original position new fresh water supply up-feed and distribution pipes, with fittings and plastic coated stainless steel fixing brackets		
			Reinstate openings and apertures induced by the installation or the removal works		
			Water supply arrangement during construction period, including related applications, fees, charges and notification to building occupants		
			Apply for drawing approval and submit to WSD all necessary application forms		
			Painting to pipework		
25	Plumbing works	Replacement of Flushing Water Supply and Distribution Pipes with Fittings  (Nett length of main pipes)	Take down and remove from site existing flushgin water supply pipework	m	Nett length of main pipes (length of branches not measured)
			Supply and install at original position new flushing water supply up-feed and distribution pipes, with fittings and plastic coated stainless steel fixing brackets		
			Reinstate openings and apertures induced by the installation or the removal works		
			Water supply arrangement during construction period, including related applications, fees, charges and notification to building occupants		
			Apply for drawing approval and submit to WSD all necessary application forms		
			Painting to pipework		