Apartment Finishing BOQ Template

A free template from AFAQ Development. Items and units are filled in; add the specification and quantity, and take rates from the contractor's quote. Delete items you do not need.

Code	Section	Item	Unit	How the quantity is measured	Specification / material	Qty	Rate	Total	Notes
General									
A01	General	Site survey and measurement	Lump sum	Once per apartment					
A02	General	Electrical, plumbing and AC layout drawings	Lump sum	Once per apartment (or per m^2 of floor area, per contract)					
A03	General	Protection of existing front door, windows and floors during work	Lump sum	Whole apartment					
A04	General	Debris removal off site	Load or m^3	Actual loads or volume					
A05	General	Final clean before handover	Lump sum	Whole apartment					
A06	General	Carrying materials up to the floor (if no usable lift)	Lump sum	Whole apartment, by floor					
Demolition & masonry									
B01	Demolition & masonry	Demolish brick walls	m^2	Wall length × height (or m^3 including thickness)					
B02	Demolition & masonry	Break out old floor tiles	m^2	Floor area broken out					
B03	Demolition & masonry	Hack off old plaster	m^2	Wall area hacked off					
B04	Demolition & masonry	Remove old doors and windows	No.	Number of pieces					
B05	Demolition & masonry	Half-brick walls	m^2	Length × height minus openings					
B06	Demolition & masonry	Full-brick walls	m^3	Length × height × thickness minus openings					

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B07	Demolition & masonry	Lintels over new openings	No.	Number of openings					
Electrical									
C01	Electrical	Feed cable from meter to distribution board	lm	Actual route length					
C02	Electrical	Distribution board with breakers	No.	Number of boards, each sized by number of circuits					
C03	Electrical	Lighting point (conduit, cable, box)	Point	Count from layout drawing					
C04	Electrical	Standard socket point	Point	Count from drawing					
C05	Electrical	Power socket point (AC, heater, oven)	Point	Number of heavy appliances					
C06	Electrical	Telephone or data point	Point	Count					
C07	Electrical	Satellite or TV point	Point	Count					
C08	Electrical	Doorbell or intercom point	Point	Count					
C09	Electrical	Spare empty conduits (data, cameras)	lm	Conduit length					
C10	Electrical	Earthing	Lump sum	Whole apartment					
C11	Electrical	Supply and fix switch and socket plates	No.	Number of plates from the layout drawing (one plate can serve several points)					
C12	Electrical	Downlights and spotlights	No.	Count from lighting plan					
C13	Electrical	Concealed LED lighting (strip or profile)	lm	Strip length					
C14	Electrical	Install chandeliers and special fittings	No.	Count					
Plumbing									

Code	Section	Item	Unit	How the quantity is measured	Specification / material	Qty	Rate	Total	Notes
D01	Plumbing	Bathroom water supply rough-in (hot and cold)	Point	Water points per bathroom (or lump sum per bathroom)					
D02	Plumbing	Bathroom drainage rough-in	Point	Drain points (or lump sum per bathroom)					
D03	Plumbing	Kitchen supply and drainage rough-in	Point	Count					
D04	Plumbing	Washing machine point (supply and drain)	Point	Count					
D05	Plumbing	Water heater point	Point	Number of heaters					
D06	Plumbing	Main supply line from meter or tank	lm	Route length					
D07	Plumbing	Main and branch valves	No.	Count					
D08	Plumbing	Floor drains	No.	Count					
D09	Plumbing	Connection to soil stack	No.	Number of connections					
D10	Plumbing	Pipe pressure test	Lump sum	Whole apartment					
AC									
E01	AC	Copper pipe rough-in	lm	Route length per unit (or point per unit by capacity)					
E02	AC	Condensate drain rough-in	lm	Route length to discharge point					
E03	AC	Opening and bracket for outdoor unit	No.	Number of units					
E04	AC	Install AC units	No.	Number of units (if not by supplier)					
Waterproofing									
F01	Waterproofing	Bathroom floor waterproofing turned up walls	m^2	Floor area + perimeter × upstand height					
F02	Waterproofing	Kitchen floor waterproofing	m^2	Floor area + upstand					

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F03	Waterproofing	Balcony waterproofing	m^2	Floor area + upstand					
F04	Waterproofing	Flood test	Lump sum	Per bathroom or waterproofed area					
Plaster									
G01	Plaster	Spatterdash (key coat)	m^2	Same as plaster area					
G02	Plaster	Internal wall plaster with dots and screeds	m^2	Room perimeter × height minus openings per deduction rule					
G03	Plaster	Ceiling plaster	m^2	Room length × width					
G04	Plaster	Corner beads on external corners	lm	Length of corners					
G05	Plaster	Mesh at brick-to-concrete joints	lm	Length of joints					
G06	Plaster	Repair existing plaster (semi-finished units)	m^2	Area needing repair					
Floors & walls									
H01	Floors & walls	Bathroom fill	m^3	Area × depth					
H02	Floors & walls	Levelling screed, if required	m^2	Floor area					
H03	Floors & walls	Porcelain, ceramic or marble floors (inside the apartment)	m^2	Net floor area per room					
H04	Floors & walls	Bathroom wall tiles	m^2	Perimeter × tiling height minus door					
H05	Floors & walls	Kitchen wall tiles	m^2	Wall length × tiling height					
H06	Floors & walls	Porcelain or marble skirting	lm	Perimeter of rooms with porcelain or marble floors, minus door widths					
H07	Floors & walls	Marble door thresholds	lm	Width of each door					
H08	Floors & walls	Marble window sills	lm	Width of each window					
H09	Floors & walls	Parquet or HDF with underlay	m^2	Net floor area					
H10	Floors & walls	Parquet skirting	lm	Perimeter of rooms with parquet floors, minus door widths					

Code	Section	Item	Unit	How the quantity is measured	Specification / material	Qty	Rate	Total	Notes
H11	Floors & walls	Balcony flooring	m^2	Balcony area					
Gypsum board									
I01	Gypsum board	Suspended gypsum board ceiling	m^2	Plan area of suspended ceiling					
I02	Gypsum board	Cove for concealed lighting	lm	Cove length					
I03	Gypsum board	Curtain pelmet	lm	Window or wall width					
I04	Gypsum board	Ready-made gypsum cornices	lm	Room perimeter					
I05	Gypsum board	Access and AC openings	No.	Count					
I06	Gypsum board	Gypsum board partitions or wall linings	m^2	Length × height					
Painting									
J01	Painting	Sealer	m^2	Same as painted area (walls and ceilings)					
J02	Painting	Putty and sanding (number of coats)	m^2	Same as painted area (walls and ceilings)					
J03	Painting	Wall paint (coats and brand)	m^2	Perimeter × height minus openings per deduction rule, excluding tiled walls					
J04	Painting	Ceiling paint	m^2	Painted ceiling area, including gypsum board surfaces					
J05	Painting	Special finishes or wallpaper	m^2	Wall area specified					
J06	Painting	Metal painting (railings, iron windows and doors)	lm / m^2	lm for railings, m^2 for iron windows and doors					
Doors & windows									
K01	Doors & windows	Apartment front door	No.	Count, with size					
K02	Doors & windows	Internal doors with frame and architrave	No.	Count, with size of each					
K03	Doors & windows	Handles, hinges and locks	Set	One set per door					

Code	Section	Item	Unit	How the quantity is measured	Specification / material	Qty	Rate	Total	Notes
K04	Doors & windows	Aluminium windows with glazing (and shutters if required)	m²	Opening width × height per window					
K05	Doors & windows	Aluminium balcony doors	m²	Opening width × height					
K06	Doors & windows	Insect screens	m²	Sash area					
K07	Doors & windows	Balcony railing	lm	Railing length					
Sanitaryware									
L01	Sanitaryware	WC (floor or wall-hung) with cistern	No.	Count					
L02	Sanitaryware	Washbasin with pedestal or bracket	No.	Count					
L03	Sanitaryware	Basin mixer	No.	Count					
L04	Sanitaryware	Shower or bath mixer (exposed or concealed)	No.	Count					
L05	Sanitaryware	Bathtub, shower tray or enclosure	No.	Count					
L06	Sanitaryware	Bidet spray (shattaf)	No.	Count					
L07	Sanitaryware	Water heater	No.	Count					
L08	Sanitaryware	Bathroom accessories (hooks, roll holder, mirror)	Set	One set per bathroom					
L09	Sanitaryware	Kitchen sink and mixer	No.	Count					
Kitchen & joinery									
M01	Kitchen & joinery	Kitchen base units	lm	Run length					
M02	Kitchen & joinery	Kitchen wall units	lm	Run length					
M03	Kitchen & joinery	Worktop (marble, granite or quartz)	lm	Worktop length					
M04	Kitchen & joinery	Built-in wardrobes	m²	Front width × height					
M05	Kitchen & joinery	Install cooker hood	No.	Count					
Handover									

Code	Section	Item	Unit	How the quantity is measured	Specification / material	Qty	Rate	Total	Notes
N01	Handover	Testing of electrical and plumbing systems	Lump sum	Whole apartment					
N02	Handover	Rectification of handover snags	Lump sum	Per handover record; agree it is included in the item rates and has a deadline					
							Grand total		