

Client: Al Noor Real Estate Development
Project: Marina Crest Residences, Tower B
Consultant: Atlas Engineering Consultants
Prepared by: Sarah Mitchell, Senior QS

Item	Description	Qty	Unit	Rate (AED)	Amount (AED)
2	BILL NO. 2 - FINISHES				
2.1	FLOOR FINISHES				
2.1.1	Porcelain floor tiles 600x600mm, matt finish, grey, laid on adhesive incl. grout and spacers	1,245.50	m2	25.00	31,137.50
2.1.2	Porcelain floor tiles 300x600mm, anti-slip R11, to wet areas	318	m2	220.00	69,960.00
2.1.3	Ceramic skirting 100mm high to match floor tiles	640	m	1,250.00	800,000.00
2.1.4	Marble threshold 20mm thick, 150mm wide, polished	48	nr	1,250.00	60,000.00
2.1.5	Epoxy floor coating 3mm self-levelling to plant rooms	210	sqm	18.00	3,780.00
2.1.6	Screed 75mm thick cement:sand 1:4 to receive tiles	1,563.50	m2	45.00	70,357.50
2.1.7	Vinyl sheet flooring 2mm to clinic rooms, heat welded joints	96	m2	18.00	1,728.00
2.1.8	Aluminium expansion joint cover 50mm, floor to floor	34	rm	110.00	3,740.00
2.1.9	Carpet tiles 500x500mm, nylon, to offices, incl. underlay	420	m2	1,250.00	525,000.00
2.1.10	Stainless steel tile trim, 10mm, satin	180	lm	110.00	19,800.00
2.1.11	Granite step treads 30mm thick with anti-slip grooves, nosing rounded	64	nr	110.00	7,040.00
2.1.12	Waterproofing membrane under wet-area tiles, 2 coats	305	m2	380.00	115,900.00
	Carried to collection				142,880.25

Item	Description	Qty	Unit	Rate (AED)	Amount (AED)
2.2	WALL FINISHES				
2.2.1	Ceramic wall tiles, white, gloss, full height to toilets	512	m2	85.00	43,520.00
2.2.2	Gypsum plaster 13mm to blockwork walls	3,880	m2	1,250.00	4,850,000.00
2.2.3	Emulsion paint, 1 primer and 2 finish coats, to plastered walls, colour to later selection	3,880	m2	32.75	127,070.00
2.2.4	Cement render 20mm external, two coats	1,140	m2	18.00	20,520.00
2.2.5	Textured paint to external render, 2 coats	1,140	m2	110.00	125,400.00
2.2.6	Mirror 6mm with polished edges, fixed with clips	36	nr	12.50	450.00
2.2.7	Corner guards PVC 50x50mm, 1200mm high	120	nos	85.00	10,200.00
2.2.8	Acoustic wall panels, fabric wrapped, 25mm, to meeting rooms	88	m2	85.00	7,480.00
2.2.9	Wall cladding, HPL panels on aluminium sub-frame	TBC	m2	220.00	
2.2.10	Bitumen paint to below-ground surfaces of walls	460	m2	1,250.00	575,000.00
2.3	CEILING FINISHES				
2.3.1	Gypsum board suspended ceiling 12.5mm on metal frame, incl. access panels	2,150	m2	1,250.00	2,687,500.00
2.3.2	Moisture resistant gypsum board ceiling to wet areas	305	m2	12.50	3,812.50
2.3.3	Mineral fibre ceiling tiles 600x600mm, exposed grid	760	m2	950.00	722,000.00
2.3.4	Shadow gap bead to ceiling perimeter	1,420	m	110.00	156,200.00
	Carried to collection				118,402.00

Item	Description	Qty	Unit	Rate (AED)	Amount (AED)
3	BILL NO. 3 - DOORS AND IRONMONGERY				
3.1	DOORS				
3.1.1	Solid core timber flush door 900x2100mm, oak veneer, with hardwood frame and architraves	84	nr	45.00	3,780.00
3.1.2	Fire rated door 60 min, 1000x2100mm, single leaf	26	nr	950.00	24,700.00
3.1.3	Fire rated door 90 min, double leaf 1800x2100mm	8	nr	1,250.00	10,000.00
3.1.4	Aluminium sliding door, powder coated, double glazed	12	nr	32.75	393.00
3.1.5	Steel louvred door to plant rooms, galvanised and painted	6	nr	220.00	1,320.00
3.1.6	Toilet cubicle partitions HPL 12mm, complete with doors	22	set	18.00	396.00
3.2	IRONMONGERY				
3.2.1	Lever handle set, stainless steel grade 316	140	nr	60.00	8,400.00
3.2.2	Mortice sashlock with cylinder, master keyed	118	nr	12.50	1,475.00
3.2.3	Overhead door closer, adjustable, EN 1154	52	nr	12.50	650.00
3.2.4	Door stop, floor mounted, satin stainless steel	140	nr	12.50	1,750.00
3.2.5	Provisional sum for access control hardware	1	LS	380.00	380.00
	Note: all ironmongery to be submitted for approval before ordering.				
	Carried to collection				214,950.00