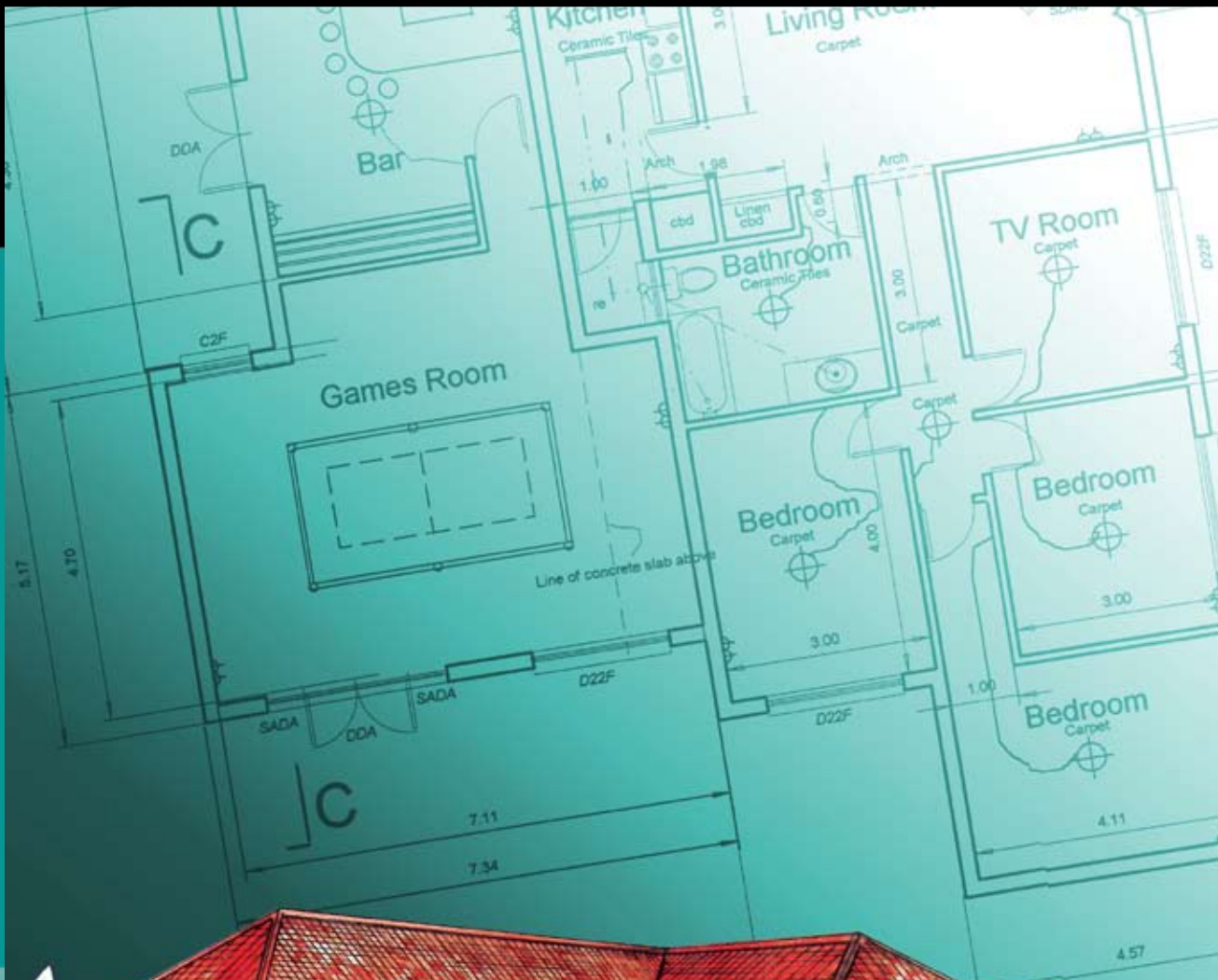


CONCRETE ROOF TILES

Independent cost comparison of a complete roof for a 1 158m² commercial building



Concrete Roof Tiles make the difference!





INTRODUCTION

Concrete roof tiles are the most cost-effective roof covering. By using concrete roof tiles investors and specifiers alike can be assured of a long-lasting roof covering with an aesthetically pleasing appearance.

An independent survey was carried out to verify the cost-effectiveness of concrete roof tiles. These cost comparisons are the result of input from many sources and were co-ordinated by Mr Victor Booth Pr Eng.-a consulting engineer specialising in roofs. The Concrete Manufacturers Association gratefully acknowledges the efforts of all participants in helping to formulate the data and the results.

A commercial building of 1158m² was used to illustrate the comparisons shown in the graph. The prices shown in the graphs are for a complete erected roof structure covered with the appropriate material. Fascia boards and gutters have been excluded. No provision has been made for either an underlay membrane or ceiling construction. Truss prices at the coast would be more expensive due to the timber treatment requirement in such areas.

The 26° roof pitch for concrete tiles does not require an undertile membrane although it is recommended as a dust excluder and would cost approx R12/m² installed. It should be noted that other roof covering materials also require membranes but often of a more expensive nature.

ASSUMPTIONS

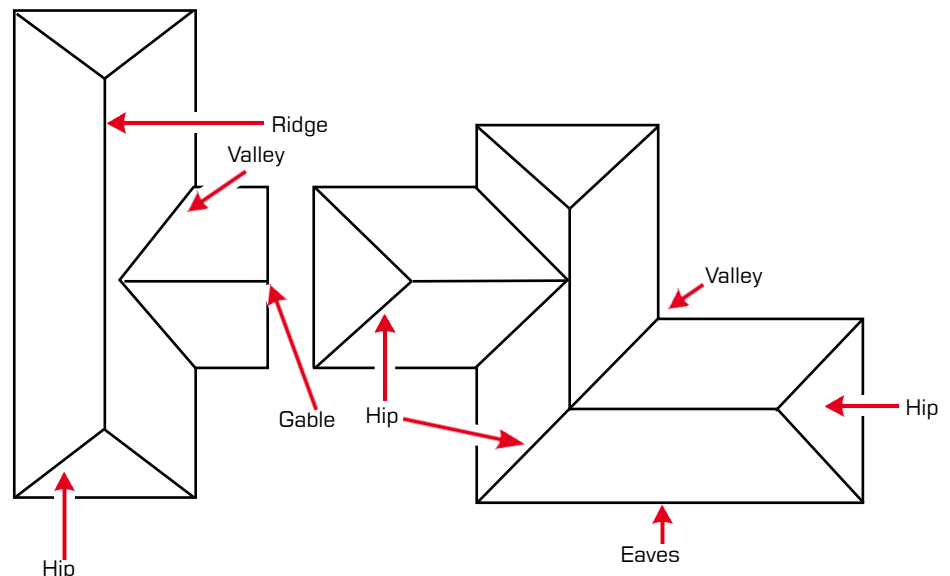
Certain assumptions have been made to simplify the costing model. The area of 1158m² was chosen arbitrarily and has no special significance other than being fairly representative of current architectural design practice. The roof pitches are all 26° as it was felt that the roof would, in most circumstances, want to be made an architectural design feature of the building.

METHODOLOGY

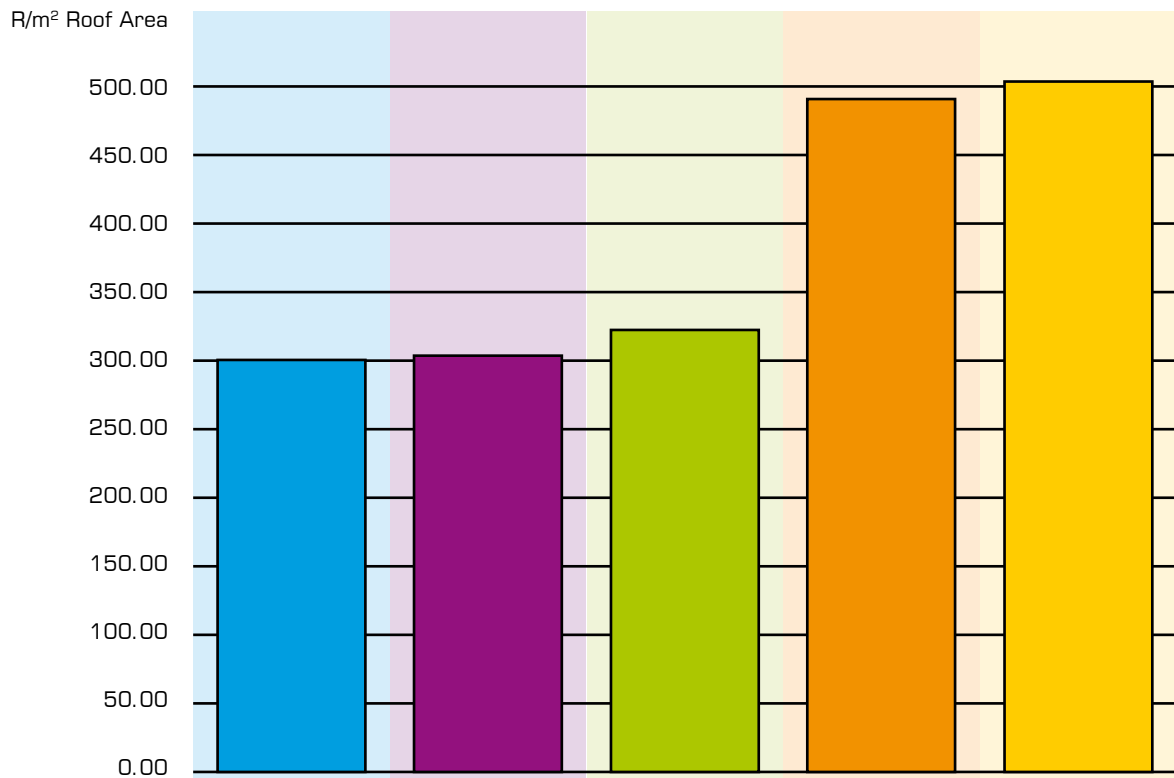
The design parameters for this roof structure are fixed, viz. pitch, span, overhangs etc., as well as the costing data for the various components. If the truss prices are not 100% accurate, the relationship between the various truss prices, based on material and labour content, will always be the same. That is, if all the truss prices were multiplied by 1.3 (i.e. add 30%) due to material and labour price increases the general relationships between the different costs, as depicted graphically, would not change. The figures relate to a "snapshot" in time. Inflationary price increases of materials and labour vary from product to product, as does the timing of the increases.

Disclaimer:-

Whilst every effort has been made to ensure accuracy of the results they are intended to be used as a guide only and not as a methodology for costing roofs. We can take no responsibility for misuse or misunderstanding of the data.



COST COMPARISON



ROOF COVERING	THROUGH COLOUR CONCRETE ROOF TILES	PRE-PAINTED IBR METAL SHEETING	PRESSED METAL TILES	NATURAL SLATE	FIBRE CEMENT SLATE
SPECIFICATION					
FLOOR AREA (m ²)	1 158	1 158	1 158	1 158	1 158
ROOF AREA (on slope m ²)	1 451	1 451	1 451	1 451	1 451
RIDGE CAPPING	Tapered Ridge	Pre-painted Steel Ridge Cap	Angle Ridge	N/A	N/A
PITCH	26°	26°	26°	26°	26°
TRUSS SPACING	760mm c/c max	1 200mm c/c max	1 100mm c/c max	760mm c/c max	900mm c/c max
BATTEN SPACING	345mm c/c max		369mm c/c max	190mm c/c max	250mm c/c max
PURLIN SPACING		1 150mm c/c max			
TRUSS SPAN	11 800mm	11 800mm	11 800mm	11 800mm	11 800mm
EAVES OVERHANG	600mm	600mm	600mm	600mm	600mm
COSTS					
TRUSSES and SUNDRIES	213 790.00	187 405.00	163 099.00	236 866.00	212 694.00
ROOF ERECTION	50 785.00	43 530.00	50 785.00	58 025.00	50 785.00
ROOFING MATERIAL INCLUDING FIXING	170 216.00	211 574.00	264 168.00	419 688.00	464 114.00
TOTAL COST OF ROOF	434 791.00	442 509.00	478 052.00	714 579.00	727 593.00
COST R/m² FLOOR AREA (excl VAT)	375.00	382.00	413.00	617.00	628.00
COST R/m² ROOF AREA (excl VAT)	300.00	305.00	329.00	492.00	501.00

Notes

- Roof truss prices are based on a standard industry pricing practice.
- All prices used in the cost comparison are based on 2009 (August) figures.(excluding trade discounts)
- Labour costs for the erecting of the timber structure and the fixing of the roof covering material are included in the cost comparison.
- General sundries exclude fascia boards and barge boards.
- The cost of gable masonry has been excluded as it is a "constant" for all roofs.
- Above rates exclude VAT.
- Waste is included in all calculations



CONCRETE ROOF TILE DIVISION MEMBERS - OCTOBER 2009

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Bafokeng Concor Technicrete	Rustenburg	North West	(014) 538 0818	(014) 538 0806
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Concor Technicrete	Johannesburg	Gauteng	(011) 674 6900	(011) 672 1425
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	White River	Mpumalanga	(013) 758 1203	(013) 758 1054
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	Bloemfontein	Free State	(051) 432 4681	(051) 432 5089
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	Cape Town	Western Cape	(021) 534 1441	(021) 534 7851
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	George	Western Cape	(044) 878 1324	(044) 878 1325
	Germiston	Gauteng	(011) 866 2462	(011) 866 2941
	Port Elizabeth	Eastern Cape	(041) 463 1155	(041) 463 2629
	Queensburgh	KwaZulu-Natal	(031) 463 1752	(031) 464 2247
	Richards Bay	KwaZulu-Natal	(035) 797 4961	(035) 797 4096
Vereeniging	Gauteng	(016) 430 8000	(016) 430 8071	
Eagle Roof Tiles	Cape Town	Western Cape	(021) 931 3477	(021) 931 9056
	East London	Eastern Cape	(043) 745 2775	(043) 745 2775
	George	Western Cape	(044) 874 0290	(044) 874 0282
	Port Elizabeth	Eastern Cape	(041) 372 1607	(041) 372 1609
Inca Masonry Products	East London	Eastern Cape	(043) 745 1215	(043) 745 1501
Infraset	Midrand	Gauteng	(012) 652 0080	(021) 652 0132
Marley Roofing	Olifantsfontein	Gauteng	(011) 316 2121	(011) 316 4138
	Cape Town	Western Cape	(021) 374 1018	(086) 543 3984
	Ekandustria	Mpumalanga	(013) 933 3351	(013) 933 3436
	Gaborone	Botswana	(00267) 392 2922	(00267) 397 2671
	Nelspruit	Mpumalanga	(013) 755 2791	(013) 755 2837
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