EXTRA ITEMS AS COMPONENT PARTS OF BUILDING

EXTRA ITEM	UNIT VALUE
1. Carport	35% of Base Unit Value
2. Mezzanine	60% of Base Unit Value
3. Porch	40% of Base Unit Value
4. Balcony	35% of Base Unit Value
5. Garage	35% of Base Unit Value
6. Terrace: Covered Open	 40% of Base Unit Value 20% of Base Unit Value
7. Deck Roof: Covered Open	 50% of Base Unit Value 25% of Base Unit Value
8. Basement: Residential High-Rise Building	 60% of Base Unit Value 20% of Base Unit Value
9. Pavements Concrete 10 c.m. thick 15 c.m. thick 20 c.m. thick Asphalt 1 Course 2 Course 3 Course	 ₱ 500 per square meter ₱ 750 per square meter ₱ 1000 per square meter ₱ 1750 per square meter ₱ 2100 per square meter ₱ 2310 per square meter
10. Floor Finishes a) Marble Slabs b) Marble Tiles c) Crazy Cut Marbles d) Granolithic e) Narra f) Yakal g) Narra/Fancy Wood Tiles h) Ordinary Wood Tiles i) Vinyl Tiles j) Washout Peebles k) Unglazed Tiles	 ₱ 3000 per square meter ₱ 1667 per square meter ₱ 1050 per square meter ₱ 1230 per square meter ₱ 1700 per square meter ₱ 1500 per square meter ₱ 810 per square meter ₱ 1100 per square meter ₱ 389 per square meter ₱ 230 per square meter ₱ 406 per square meter
11. Wallings: (Use the same for floor finishing in a, b, c, and i as indicated above) a) Double Walling (Ordinary Plywood) b) Double Walling (Narra Paneling) c) Glazed White Tiles d) Glazed Color Tiles e) Fancy Tiles f) Synthetic Rubble	 ₱ 2870 per square meter ₱ 3900 per square meter ₱ 834 per square meter ₱ 1110 per square meter ₱ 1000 per square meter ₱ 550 per square meter

EXTRA ITEM	**UNIT VALUE**
g) Bricks	₱ 380 per square meter
12. Special Panels:	
a) Glass with Wooden Frames	₱ 2500 per square meter
b) Glass with Aluminum Frames	₱ 2700 per square meter
(For Tinted Glass Add)	₱ 800 per square meter
13. Ceiling: (Below Concrete Floor)	
a) Ordinary Plywood	₱ 300 per square meter
b) Luminous Ceiling	₱ 750 per square meter
c) Acoustic	₱ 900 per square meter
d) Special Finish	₱ 1200 per square meter
14. Fence:	
a) Wood	₱ 1700 per square meter
b) C H B	
With Plaster (One Face)	
10 c.m. thick	₱ 600 per square meter
15 c.m. thick	₱ 991 per square meter
20 c.m. thick	₱ 1404 per square meter
With Plaster (Two Face)	
10 c.m. thick	₱ 914 per square meter
15 c.m. thick	₱ 1696 per square meter
20 c.m. thick	₱ 2522 per square meter
c) Reinforced Concrete	₱ 3700 per square meter
d) Steel Grille	₱ 2975 per square meter
e) Interlink Wire	₱ 180 per square meter
15. Excess Heights:	
a) Residential and Commercial	Add 20% of Base Value for every meter in excess of 3.0meters
b) Bodega and Factor	Add 15% of Base Value for every meter in excess of 4.5 meters
16. Extra T & B – Ordinary Finish	₱ 22000 per square meter
17. Foundation	₱ 3000 x Total Area less Floor Area of 1st and 2nd Floors
18. Piles	₱ 3500 per linear meter of piles driven
19. Painting	If the building is not painted, deduct ten percent (10%) from the basic rate.
20. Second-Hand Materials	If the building has used Second-Hand Materials, deduct five to ten percent (5-10%) from the basic rate.

SOURCE: CITY AND MUNICIPAL ENGINEERS'ASSOCIATION OF THE PHILIPPINES-BULACAN CHAPTER