

New Zealand Standard Method of Measurement 2022

NZ Guidance Notes – produced by NZIQS

ANZSMM 2022 is an update to the Australian and New Zealand Standard Method of Measurement 2018. These guidance notes have been updated to provide clarity on New Zealand specific differences in the Australian and New Zealand Standard Method of Measurement 2022 (ANZSMM 2022).

These guidance notes no longer identify difference between ANZSMM 2022 and NZS4202 as had been previously identified in the previous New Zealand Guidance Notes.

These guidance notes have been prepared to aid use of this standard within the New Zealand tendering market. The notes highlight any significant differences between Australian and NZ practices in each trade section and make some recommendations for adaption in NZ. Regional variances have been ignored and larger region trends adopted as the standard. This does not restrict users from applying regional preferences as their style of measurement. This is only a guide.

Health and Safety Act requirements have been referred to only in these guidance notes and may require the user researching the Act for full definitions of requirements. This applies particularly to working spaces and planking and strutting protection, previously measured from tabulated guides in NZS4202. These requirements must be measured in accordance with the Act.

There are references in the standard that may not occur in New Zealand descriptions. They include: “rat baffles”, “ant traps”, “kerbing wall” and “reglets”. Simply ignore the need to measure these items in New Zealand.

A “Bill of Quantities” (Australian terminology) is a “Schedule of Quantities” (NZ terminology).

The removal of Asbestos is a developing issue in construction demolition, building alterations and extensions. Like the Health and Safety Act requirements, asbestos removal needs to be researched by measurers with appropriate and applicable items scheduled to cover the intended and specified works.

In some instances, traditional New Zealand trade items are spread over more than one ANZSMM 2022 trade. Adopt regionally appropriate trade sections for such measurement.

QUERIES/FEEDBACK

Please contact the NZIQS office membership@nziqs.co.nz or 04 4735521, if you have any queries, comments or suggested additions to these Guidance Notes.

DISCLAIMER:

References in these guidance notes are for the second edition (2022) of ANZSMM. They represent some indicative principles that have been identified or possible differences in philosophy that have been adopted in this method of measurement. However, this is not an all-inclusive list and must not be viewed as such. Reference to all relevant clauses in ANZSMM 2022 is essential when measuring or pricing any trade or section to comply with this code.

TRADE SECTION	NOTES
2. Preliminaries Page 9	<p>The Preliminaries section is very extensive and contains 8 classifications.</p> <p>The first 7 include information only items that generally have no direct project costs:</p> <ol style="list-style-type: none"> 1. names of parties 2. description of site 3. description of works 4. conditions of contract 5. tender conditions 6. bills (schedules) of quantities 7. contingencies. Note: Contingency sum in this section must now be measured in <i>Section 39 Included Sums</i> <p># 8 general particulars: contains commonly recognised Preliminaries items that are project specific and come under the two headings:</p> <ol style="list-style-type: none"> 1. contractual conditions items 1 – 24 2. site conditions items 25 - 53 <p>For both sections measure the necessary items as required for the project and as regionally appropriate.</p>
3. Demolition Page 13	<p>Details of asbestos removal, but ensure you comply with all NZ Health & Safety requirements.</p> <p>Provide a more expansive breakdown of building components if regionally appropriate.</p>
4. Groundworks Page 15	<p><i>You are required to state the "Extra width for boxing space"</i>. Recommended that boxing space aligns with Health & Safety at Work Act Regulation 24 depth staging. Traditional NZ boxing space rules for these depth categories are:</p> <p style="text-align: center;">up to 1.5m – 600mm boxing space 1.5 to 3m – 1.0m boxing space 3m to 6m – 1.3m boxing space</p> <p><i>Paper & plastic membranes</i> - simplistic approach of one all-inclusive area m² item including edge details. This contrasts with Section 11 Tanking & Waterproof Membrane to wet trades where up to 250mm wide measures in metres – some consistency in rules could be regionally appropriate.</p> <p>Adapt and present a more detailed breakdown as regionally appropriate.</p>
5. Piling Page 24	<p>Expand for different pile types.</p> <p>Measure in separate sections if regionally appropriate.</p> <p>Some pile lengths grouped in increments of 1m or 2m for fabrication and driving.</p>
6. Concrete Page 29	<p>Concrete nibs can be measured as per item 19, Kerbs, Gutters, etc</p> <p>Add additional items If regionally appropriate.</p>
7. Formwork Page 35	<p>Add additional items If regionally appropriate.</p>
8. Reinforcement Page 43	<p>Use kg where measured in tonnes.</p> <p>Provide separate items for each size of bars for NZ increments.</p>

	<p>Include laps to all bars - as shown, nominated by Engineer (or at 8 metre centres for NZ).</p> <p>Add lap length to the overall length measured.</p>
<p>9. Prestressing Page 45</p>	<p>Include an item for providing all necessary testing, tensioning results and the like.</p> <p>Include an item to provide for all producer statements.</p> <p>Assume Post Tension work has similar items.</p>
<p>10. Precast Concrete Page 47</p>	<p>No detailed quantities or separate fixings are measured.</p> <p>Mass (weight) and lifting height stated.</p> <p>Include lifting eyes as required.</p> <p>Add additional items if regionally required.</p>
<p>11. Tanking and Waterproof Membranes Page 49</p>	<p>Measure polythene sheet and DPM to wet trades m² in this section with up to 250mm wide in m.</p> <p>Add additional items if regionally required.</p>
<p>12. Masonry (Brickwork and Blockwork) Page 51</p>	<p>The terminologies used in these sections refer to UK and Australian trades. Use regionally appropriate terminology.</p> <p>Measure all special blocks in m inclusive of all angles, corners, ends, etc.</p> <p>Measure extra labour for setbacks or projections.</p> <p>Measure lintel support angles.</p>
<p>13. Stonework Page 61</p>	<p>The terminologies used in these sections refer to UK and Australian trades. Use regionally appropriate terminology.</p> <p>Note increments for stone sizes.</p> <p>Measure lintel support angles.</p>
<p>14. Structural Steel Page 71</p>	<p>Use kg where measured in tonnes.</p> <p>Steel lengths rounded to 0.1m length for mass calculations.</p> <p>Measure as regionally appropriate including hollow section and tube in m.</p>
<p>15. Metalwork Page 77</p>	<p>As regionally appropriate, describe and measure in No. or m giving the weight.</p>
<p>17. Façade Systems Page 92</p>	<p>This trade section can be made up of several trades in NZ and should be measured in those trade sections as appropriate.</p> <p>A range of separate items listed is to be measured in m², m and No.</p>
<p>18. Windows Page 95</p>	<p>Measure as regionally appropriate.</p>
<p>19. Glazing Page 97</p>	<p>Measure as regionally appropriate.</p>
<p>20. Carpentry Page 100</p>	<p>Engineered timber systems such as CLT or Glulam shall be measured as its own section here and broken down into portal frames, floor systems, columns and beams.</p>
<p>21. Partitions Page 108</p>	<p>Measure as regionally appropriate.</p>

22. Suspended Ceilings Page 114	Measure as regionally appropriate.
23. Access Floors Page 116	Measure as regionally appropriate.
24. Doors Page 117	Measure grouping as regionally appropriate.
25. Hardware Page 118	Measure grouping as regionally appropriate.
26. Applied Finishes, Render and Textured Finishes Page 119	Measure grouping as regionally appropriate. Note special measurement rules to existing work.
30. Joinery Page 137	Use different grouping and additional detail where regionally appropriate.
31. Furniture, Fittings and Equipment Page 139	Separate out client supplied items and supply and install items.
32. Hydraulics Page 142	Trenches included with pipework in ground unless regionally appropriate to separate. Identify basis of pipework measured where no pipeline drawings provided. Subtrades are measured separately if regionally appropriate.
33. Drainage Page 147	Trenches included with pipework in ground unless regionally appropriate to separate.
34. Electrical Installations Page 151	Trenches included with cables in ground unless regionally appropriate to separate. Provide an item for seismic design, review and approval where appropriate.
35. Mechanical Installations Page 159	Identify basis of mechanical installations measured where no installation drawings provided. Measure ductwork & associated fittings by area m ² per Surface Area of Ductwork measurement rules in previous NZS 4202 Appendix A-refer NZIQS website www.nziqs.co.nz Provide an item for seismic design, review and approval where appropriate.
36. Transportation Services Page 167	Speed of travelators and lifts to be stated. Temporary protection panels measured.
38. Fire Protection Page 172	Provide an item for seismic design, review and approval where appropriate.