

Schedule 1A—Value of building or construction work

1—Estimated value

The estimated value of building or construction work (whether carried out by the project owner or by another person or persons) will be—

(a) if the work is to be carried out under a contract (or a series of contracts) where the total price includes value for at least each of the components referred to in paragraph (b) (insofar as they may be relevant to the building or construction work associated with the particular project)—the total contract price;

(b) in any other case—an estimate of the reasonable market price for the work on the assumption that all of the following are included as components of that price (insofar as they may be relevant to the building or construction work associated with the particular project):

- (i) the value of the labour, necessary services and fees (including professional fees) payable in relation to the work; and
- (ii) the value of building or construction materials; and
- (iii) the value of any prescribed components that are to be installed as part of, or in association with, the work; and
- (iv) a reasonable allocation for a profit margin; and
- (v) the value of any overheads; and
- (vi) any other component prescribed by the regulations.

2—Fixtures etc

For the purposes of clause 1(b)(iii), **prescribed components—**

(a) will be taken to be—

- (i) any fixtures, fittings or other accessories or components (including, subject to paragraph (b), plant and equipment); and
- (ii) any other items included by regulation; but

(b) will be taken not to include—

(i) plant or equipment—

(A) that is used solely for the purposes of a process that forms part of the undertaking carried out within a building, structure or other place; and

(B) that is not installed as part of, or within, a structural component of a building, or as an integral part of a structure; and

(C) that is not otherwise incorporated (or substantially incorporated) as part of a building, structure or other place (but disregarding for the purposes of this subparagraph an incorporation by virtue only of the plant or equipment being a fixture); or

(ii) any fixtures, fittings or other accessories or components (including other plant or equipment) excluded by regulation.