

SINGAPORE STANDARD

**Code of practice for construction electronic
measurement standards (CEMS)**

– Part 1 : Standard method of measurement (SMM) for
building works

Confirmed 2015

Published by

Enterprise
Singapore

CP 97 : Part 1 : 2002 (2015)
(ICS 91.200)

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ISBN 9971-67-950-7

This Singapore Standard was approved by the Information Technology (IT) Standards Committee on behalf of the Standards Council of Singapore on 10 October 2002.

First published, 2003

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The Technical Committee acknowledges the contributions of the following consultants in preparing this standard:

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2. KPK Quantity Surveyors Singapore Pte Ltd – Mr Billy Wong, Mr Ho Swee Sun, Ms Nancy Leong, Ms Chang Yen Lin and Mr Ong Pang Hin.

The Technical Committee also acknowledges the contributions of Dr Tan Kee Wee, Mr Thomas Lim Boon Han and Ms Irene Tan from the Building and Construction Authority in helping to co-ordinate the preparation of this standard.

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Foreword

Since the introduction of the use of Bills of Quantities to the building trade in Singapore and Malaya from the early nineteen thirties, 'The Standard Method of Measurement of Building Works', as published in England by the Royal Institution of Chartered Surveyors, has been adopted as a broad basis for measuring building works.

The First Edition of the Standard Method of Measurement of Building Works (SMM, November 1959) aimed to standardise modifications that were made to suit individual requirements and the demands of local conditions and practice. The Second Edition (SMM2, September 1986) updated and improved provisions that were rendered obsolete by changing technology, improved methods of construction and the advent of new materials.

Continuing developments in the construction industry together with an increased awareness to improve productivity and quality, gave rise to a need to review the SMM2. Rapid advances in information technology in the last decade have made it possible for software programs to automatically extract quantities of various elements of a building or infrastructure works. The CEMS therefore defines the principles whereby the quantities should be extracted electronically and presented in an appropriate Bills of Quantities format.

This Singapore Standard was prepared by the Technical Committee on Construction Industry IT Standards (CITC) under the direction of the Information Technology Standards Committee (ITSC). A taskforce, Measure Work Group (MWG) was appointed by the Procure Work Group (PWG) of the CITC to develop the CEMS as the national standard facilitating the development of Automated Quantity Taking-Off Systems (AQTs).

The CEMS adopts the format of the 'Works section classification' of SS CP 80 : 1999 "Classification of construction cost information" (Works section classification). In addition to the incorporation of Information Technology requirements for AQTs, one major change from the previous editions of the SMM is the presentation of measurement rules in classification tables as well as the parameters for SS CP 83 : 2000 series of standards on construction computer-aided design (CAD) quality drawings and CAD layering standards. This layout is appropriate for establishing the framework for AQTs development. Tabulated rules offer clarity of presentation, ease of use and encourage clear and consistent interpretation of the rules. This approach also prepares the way for the use of standard phraseology in the future. The measurement rules have also generally been simplified and the document brought up to date to keep abreast with modern practices.

Prior to its publication, every suggestion, observation and comment received has been carefully reviewed and considered in the context of current and future practices and CEMS objectives. Where appropriate, they have been incorporated in the CEMS.

The Singapore Standard was prepared with reference to the following publications:

1. Standard Method of Measurement of Building Works (Second Edition) by the Singapore Institute of Surveyors and Valuers
2. Singapore Standard CP 80 : 1999 Classification of construction cost information
3. Singapore Standard CP 83 : 2000 Construction computer-aided design
4. Singapore Standard CP 93 : 2002 Classification of construction resources information

Acknowledgement is made for the use of information from SMM2.

NOTE

1. *Singapore Standards (SSs) and Technical References (TRs) are reviewed periodically to keep abreast of technical changes, technological developments and industry practices. The changes are documented through the issue of either amendments or revisions.*
2. *An SS or TR is voluntary in nature except when it is made mandatory by a regulatory authority. It can also be cited in contracts making its application a business necessity. Users are advised to assess and determine whether the SS or TR is suitable for their intended use or purpose. If required, they should refer to the relevant professionals or experts for advice on the use of the document. Enterprise Singapore shall not be liable for any damages whether directly or indirectly suffered by anyone or any organisation as a result of the use of any SS or TR.*
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Code of practice for construction electronic measurement standards (CEMS) – Part 1 : Standard method of measurement (SMM) for building works

0 Introduction

The Construction Electronic Measurement Standards (CEMS) provides a uniform basis for measuring building works and preparing Bills of Quantities. The CEMS sets the rules by which the quantity and quality of the works to be carried out are to be measured and described.

It also aims to provide a common standard for the production of drawn information and the development of Automated Quantities Taking-Off Systems (AQTS) software applications. The rules of measurement are presented in a structured format suited for programmers to translate them into computer codes necessary for the development of AQTS software applications from CAD drawings, subject to the state of technology at its point of development.

Under the BCA's CORENET development framework, the procurement process has been identified as an area of much potential to derive vast productivity and quality gain through computerisation and automation. One of the key considerations of the CEMS is to improve the procurement process through definition of items and/or work sections that will facilitate contractors to source for labour and materials in their construction contracts.

The CEMS therefore serves the following objectives:

- 0.1** Establishing the rules as standard methods of measurement for scheduling work items and measuring their quantities in a format that will facilitate the development of AQTS software applications;
- 0.2** Enabling easy exchange of data between CEMS, National Productivity and Quality Specifications (NPQS) and CAD drawings/objects through a data structure which supports an electronic model suitable for sharing data across applications;
- 0.3** Improving the procurement process of contractors by the relational mapping of CEMS classifications against the SS CP 93 : 2002 to enable electronic procurement of construction products, materials and services.