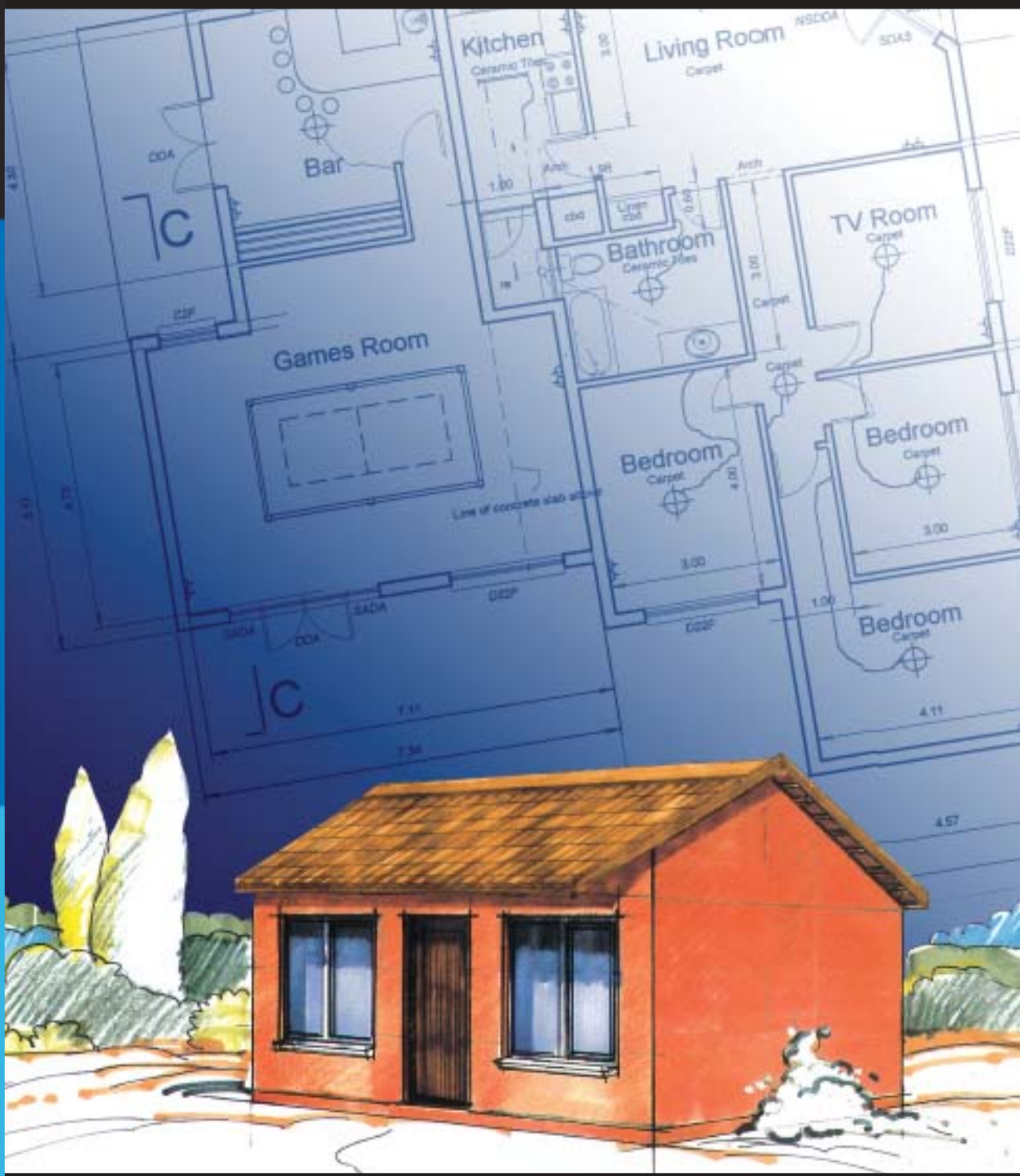


CONCRETE ROOF TILES

*Independent cost comparison of a
complete roof for a 57m² house*



**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 small house of 57m² 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 underlay although it is recommended as a dust excluder and would cost approx R9/m² installed. A proprietary membrane for steel sheeting (or other materials) as an insulating layer would cost approx R20/m² installed

ASSUMPTIONS

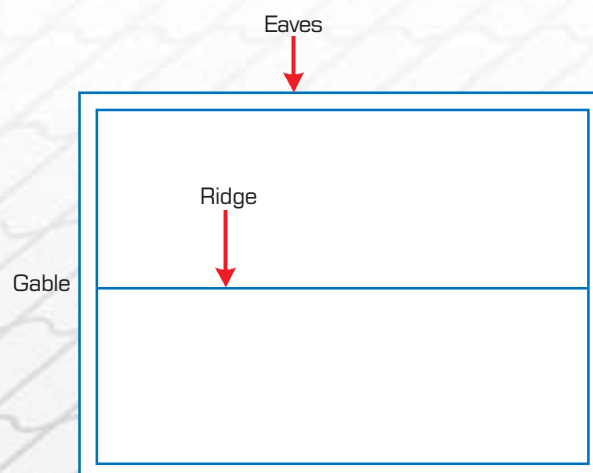
Certain assumptions have been made to simplify the costing model. Whilst some housing developments comprise many units and developers/contractors can negotiate special "project discounts", the majority of builders are building "one off" houses and will obtain their roofing materials from their local suppliers at less advantageous prices. The latter forms the basis of the analysis and whilst this assumption may be criticised by some, the author believed it to be a valid assumption.

METHODOLOGY

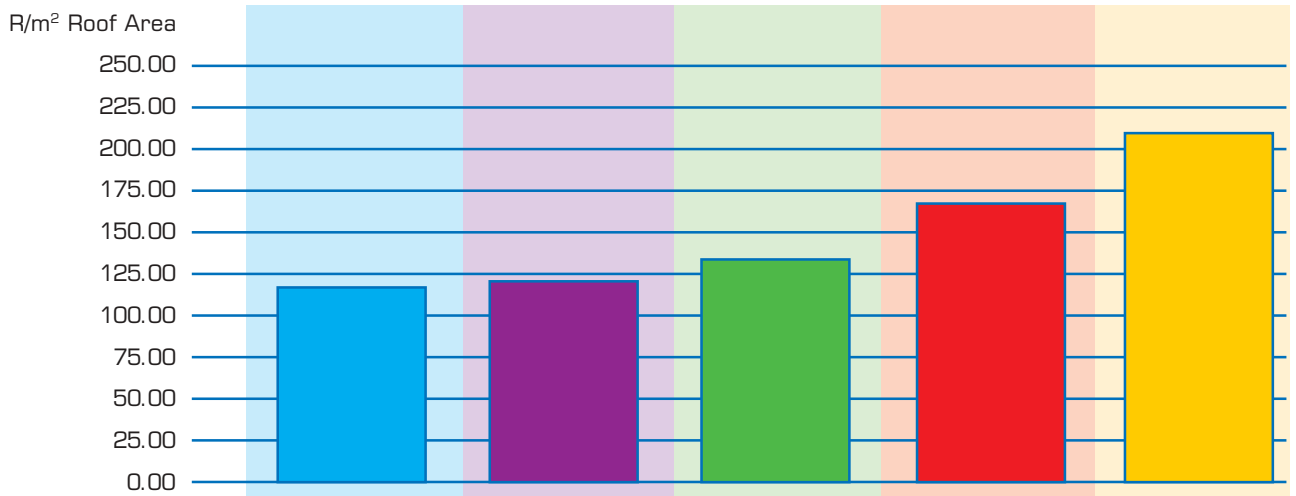
The design parameters for this roof structure are fixed, viz. span, overhangs etc., as well as the costing data for the various components. The most common roof pitches for each material were used in the respective costings. Erected truss prices for this roof structure varied by only approx 15%. If the 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	CONCRETE ROOF TILES	CORRUGATED FIBRE CEMENT SHEET	CORRUGATED IRON SHEETING	PRE-PAINTED IBR METAL SHEETING	PRESSED METAL TILES
SPECIFICATION					
FLOOR AREA (m ²)	57	57	57	57	57
ROOF AREA (on slope m ²)	74	70	69	69	71
RIDGE CAPPING	Tapered Ridge	Special Ridge Cap	Metal Ridge Cap	Metal Ridge Cap	Angle Ridge
PITCH	26°	17,5°	15°	15°	20°
TRUSS SPACING	760mm c/c max	1 200mm c/c max	1 200mm c/c max	1 200mm c/c max	1 100mm c/c max
BATTEN SPACING	345mm c/c max				369mm c/c max
PURLIN SPACING		1 150mm c/c max	1 150mm c/c max	1 150mm c/c max	
GABLE OVERHANG	300mm	300mm	300mm	300mm	300mm
TRUSS SPAN	6 300mm	6 300mm	6 300mm	6 300mm	6 300mm
EAVES OVERHANG	300mm	300mm	300mm	300mm	300mm
COSTS					
TRUSSES/TIMBER					
SUNDRIES	3 995.00	3 462.00	3 502.00	3 502.00	3 466.00
ROOF ERECTION	1 110.00	1 260.00	1 242.00	1 242.00	1 278.00
ROOFING MATERIAL INCLUDING FIXING	3 795.00	3 840.00	4 481.00	7 080.00	10 007.00
TOTAL COST OF ROOF	8 900.00	8 562.00	9 225.00	11 824.00	14 751.00
COST R/m² FLOOR AREA (excl VAT)	156.00	150.00	162.00	207.00	259.00
COST R/m² ROOF AREA (excl VAT)	120.00	122.00	134.00	171.00	208.00

Notes

- Roof truss prices are based on a standard industry pricing practice.
- All prices used in the cost comparison are based on 2003 (April) figures.
- 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.
- Above rates exclude VAT.
- Waste is included in all calculations



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Lafarge Roofing South Africa (Pty) Ltd	Vereeniging	Gauteng	(016) 430 8000	(016) 422 0180
	Benoni	Gauteng	(011) 914 3043	(011) 914 4580
	Bloemfontein	Free State	(051) 432 4681	(051) 432 5089
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	Tongaat	KwaZulu-Natal	(032) 944 4155	(032) 944 7796
Zimtile (Pvt) Limited	Harare	Zimbabwe	(09263) 4 663511	(09263) 4 663516