

ANZSMM Guidance on the Tabulated Rules Format

This brief guidance note is to help understand ANZSMM by knowing what information the different columns contain, how they interact, how to read and interpret them and what to expect in each column.

Reference to and understanding **Section 1 Introduction, General Rules and Recommendations** is necessary to set the scene about the basic measurement principles that are applied in this document. Also, specific reference in this section to clause 17 Symbols and Abbreviations is essential to be able to distinguish the difference between symbols used, especially “*greater than*” and “*equal to and greater than*”, and “*less than*” and “*equal to and less than*”

In viewing the introduction to each section/trade in ANZSMM there are 4 columns as follows:

INFORMATION TO BE INCLUDED	MEASUREMENT RULES	MEASUREMENT & PRICES	DEFINITIONS
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Looking at these 4 separately:

INFORMATION TO BE INCLUDED	MEASUREMENT RULES	MEASUREMENT & PRICES	DEFINITIONS
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Column 1 **INFORMATION TO BE INCLUDED** identifies the standard items included at the start of each section/trade. It also notes items that have a unique project cost for example tests, preparation of shop drawings, samples, etc. – all of which will be in the section/trade specification, when relevant to the project.

INFORMATION TO BE INCLUDED	MEASUREMENT RULES	MEASUREMENT & PRICES	DEFINITIONS
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Column 2 **MEASUREMENT RULES** sets the overall introductory measurement principles and rules that apply throughout, identifying the items that are to be measured for the section/trade. As you read down this list you can quickly identify the requirements with words like measure, state, include, describe that set the form, range and pattern of items to be presented. Each rule has a designated number starting with M1

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Column 3 **MEASUREMENT & PRICES** is an elaboration of the rules that identifies items that are “deemed to be included” in the contractors’ price”. Designed to present a picture to the estimator of the all-inclusiveness nature of the schedule items or incidental work that is deemed to be included in the appropriate item in the schedule whether mentioned in item descriptions or not. This is often a single clause numbered P1. but occasionally further separately numbered items add clarification or deemed to include explanations of more situations.

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Col 4 **DEFINITIONS** is just that - in case there is any doubt or ambiguities – a further explanation of terms that have **bold lettering** in any of the columns. Such definitions more often elaborates, expands and more fully explains the content or expectations of the word and again are numbered, this time starting with D1

CLASSIFICATION TABLES

The next section of ANZSMM covers Classification Tables incorporating three columns previously explained. For this brief explanation the additional new columns have been numbered and given a title to help with the explanation that follows.

CLASSIFICATION TABLE					MEASUREMENT RULES	MEASUREMENT & PRICES	DEFINITIONS
1. Items	2. Further break-down separation	3. Unit of measure	4. Category Rules	5. Extra Rules			

Col 1. **Items** - Identifies the first level of various parts/items that occur in each section/trade and are the descriptive feature commonly encountered in building works.

Col 2 – **Further Break-down separation** - these items identify the further divisions, separation or breakdown of items identified in column 1 that have to be measured separately

Col 3 – **Unit of measure** - contains the familiar unit of measurement relevant to the items in cols 1 & 2. including Items, No., m, m², m³, or kg (which replaces t)

Col 4 **Category Rules** – provides more specific requirements or rules applicable to measured items commonly starting with the word “stating...”

Col 5 **Extra Rules** - elaborates on or extends the description of the specific items rules and requirements usually starting with word like “including”, “requiring”.

EXTRA NOTES

- The lists in the columns are deemed not to be exhaustive
- Each item description in a schedule will identify the work with respect to descriptive features drawn from each of the columns in the classification tables as are applicable to the item
- The horizontal lines divide the classifications tables and supplementary rules into Zones in which different rules apply
- Within the supplementary rules everything above the horizontal line which is below the classification heading, is applicable throughout the table