Study and comparison of estimated cost of a house in wassit governorate during 2002-2009
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Abstract
The main objective of present study is estimation of cost of a typical house located in Kut center (Wassit governorate), suitable for a family of eight persons (the average no. of persons per house hold in the govern rate is 8.13), with an average built up area 130 m2 on a plot of 10m *20m(200 m2). The design of the dwelling unit consists of a ground floor only with a family room, kitchen, two toilets, two bedrooms, living room, one bathroom and staircase with penthouse. The structure of this dwelling unit consists of 25 cm thick load bearing. This study gives all the percentage of each item of materials and labor from the total cost and the cost of sq.m for year 2009 and the comparison with year 2002. The cost of the house (material and labor) per sq. m was estimated to be 375663 I.D, while the
cost of (material) per sq.m was 233048 I.D, and the cost of (labor) per sq.m was 142615 I.D. and the total cost with the benefit of the contractor was estimated to be 53719910 I.D. This study declare that the cost of the house frame represent 57% of total cost and the finishing work represent 37% while the sanitary and electrical work represent 6% of the total cost. In comparison build cost between 2002 and 2009 it was found that the cost of same house increased about 379% due to increasing of construction materials and labor cost during this period. The prices of construction materials and labor in 2009 are more than 2002 as follow (brick 850%, cement 544%, labor 410%, sand 586%, and gravel 497 %.)

1-1 Introduction

This study is based on a typical Iraqi house design located in Kut Center sub-district in Wassit Governorate, suitable for a family of eight persons (the average no. of persons per household in the governorate is 8.13), with an average built up area 130 m² on a plot of 20m x 10m (200 m²).

1. The design of the dwelling unit consists of a ground floor only with a family room, kitchen, two toilets, two bedrooms, living room, one bathroom and staircase with penthouse.

2. The structure of this dwelling unit consists of 24 cm thick load bearing brick walls with strip foundations (plain concrete with staggered brick walls under D.P.C. course). The slabs are 15 cm thick reinforced concrete.

3. The specifications and the quality of materials in this dwelling unit are following the medium standards level.

4. The quantities of all materials listed in the study are the actual ones.

5. This study gives all the percentages of each item of materials and labor from the total cost, and the cost of the sq.m.

6. The total cost does not include land cost and finance cost.

7. All the items are included in this study as follows:
   a. Cement
   b. Brick, Sand and Gravel.
   c. Juss and Gypsum.
   d. MOU building materials (from the Ministry of Trade).
   e. Complementary Local Materials.
   f. Imported Materials by private sector (from the Local Market).
   g. Labor Items.
   h. Transportation for all the items above.

1-2 Objectives
The main objectives of this study are
1- Estimation of quantity of main building materials required for building such as (brick, sand, gravel, cement, juss, gypsum, steel).
2- Estimation of percentage of all items (materials and labor) from the total cost.
3- Estimation of material and labor cost per sq.m
4- Estimation of labor cost per sq.m
5- Estimation of percentage cost of structure, finishing, sanitary, and electrical of total cost.
6- Total cost of a house 130 sq.m build with contractor overhead.
7- Comparison between all materials and labor cost during 2002-2009

2-Results and calculation
All results and calculation of total cost of the dwelling are tabulated in the following tables and graphs. By using excel program all material items and labor cost and its percentage of total cost are correlated by using equations that any change of any item or labor cost the total cost are changed due to that. This program can be used by any engineer any where to estimate the total cost and other details required for other plot area and with other quality.

Conclusion and recommendation
3- Conclusion
Following are the main conclusions to the present study
1- the quantity of building material required as follow
a- Brick 60000 unit 24*12*8 cm
b- Ordinary Portland cement 23 ton
c- Sulphate resistance cement 16 ton
d- Sand 72 m3
e- Gravel 54 m3
f- Juss 18 m3
g- Gypsum 0.91 ton
h- Steel 3 ton

2- The percentage of construction items (material and labor) as follow
a- Structure work 57.3%
b- Finishing work 36.9%
c- Sanitary work 3.6%
d- Electrical work 2.1%

3- Cost of sq.m (material and labor) 375663 I.D
4- Cost of sq.m (material only) 233048 I.D
5- Cost of sq.m (labor only) 142615 I.D

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Total cost of a house 130 sq.m with contractor overhead 53719910 I.D
7-labor cost represents 38% of total cost of building
8-Total cost for all items (materials and labor) in 2009 is greater than 2002 by 379% due to increasing of material and labor cost
9-The cost of brick increased about 850% during seven year although it is locally produced material there for the locally governorate must increase the number of factory and develop it to reduce the cost
10- All materials cost are increased dramatically as follow (cement 544%, sand 586%, gravel 497%, juss 718%)
11- Labor cost is increased about 410% due to increasing of income of Iraqi people between 2009-2002.

4-Recommendation
1-Most of locally produced material used by privets sector such as (brick, sand, gravel, and cement) are of low quality and out side the civil engineering qualification.
2-The municipal authorities must put regulation to prevent using these building materials which causes loss of money and time in addition bad quality building.

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