BUILDING PROPOSAL

Ref: PRP-SAMPLE

Date: 20 Nov 2026

Valid until: 20 Dec 2026

Prepared for

Mr & Mrs Adebayo

Example Builders Ltd

Lekki, Lagos

0800 000 0000 · info@example.com

4-Bedroom Duplex, Lekki

Plot 14, Lekki Phase 1, Lagos Duplex For: Mr & Mrs Adebayo

CONTRACT SUM

NGN 97,800,000

1. Introduction

Thank you for the opportunity to submit this proposal. We have reviewed your requirements and set out below how we will deliver your building: the scope of work, the specifications, the programme, the cost and the payment stages.

2. Your project

You want a 4-bedroom detached duplex with a living room, family lounge, kitchen, store and a boys' quarters, on your 600 m² plot in Lekki Phase 1. You want quality finishes, a fence and gate, and to move in within about a year.

3. Scope of work

- Site clearance, setting out and excavation
- Foundation and substructure up to damp-proof course (DPC)
- Block work, columns, beams, lintels and floor slabs
- Roof structure and roof covering
- Doors, windows, plastering and ceilings
- Electrical and plumbing installation
- Floor and wall finishes, painting
- External works and handover

NigeriaBuildingCost.ng

4. Specifications

Foundation	Reinforced concrete strip foundation, mix 1:2:4, on compacted hardcore
Walls	9-inch sandcrete blocks for external walls, 6-inch for internal partitions
Roof	Treated hardwood trusses with 0.55 mm long-span aluminium roofing sheets
Windows	Casement aluminium windows with burglary-proof bars
Finishes	Floor tiles to all rooms, POP ceilings, emulsion paint internally, textured paint externally

5. How we will deliver it

Work will be managed by a qualified site engineer, on site daily. Materials are checked on delivery and tested where needed (concrete cubes, block strength). You will receive regular progress updates with photos.

6. Cost

ITEM	AMOUNT
Substructure (foundation to DPC)	NGN 14,500,000
Superstructure (walls, columns, slabs)	NGN 28,700,000
Roofing & ceiling	NGN 11,200,000
Finishes & services	NGN 34,800,000
External works (fence, gate, drainage)	NGN 8,600,000
Contract sum	**NGN 97,800,000**

7. Programme

Start 01 Dec 2026 · finish about 04 Oct 2027 (44 weeks, about 10.1 months). Allows for rain days and public holidays.

STAGE	DATES	TIMELINE
Site preparation	01 Dec – 04 Dec 2026	
Substructure	05 Dec – 05 Jan 2027	
Superstructure	09 Jan – 08 Apr 2027	
Roofing	16 Apr – 22 May 2027	
Services	06 Jan – 03 Jun 2027	
Finishes	04 Jun – 23 Sep 2027	
External works & handover	06 Jan – 04 Oct 2027	

8. Payment stages

STAGE	SHARE	AMOUNT
Mobilisation (on signing)	30%	NGN 29,340,000
Substructure completed	20%	NGN 19,560,000
Superstructure completed	20%	NGN 19,560,000
Roofing completed	15%	NGN 14,670,000
Finishes completed	10%	NGN 9,780,000
Handover (after defects check)	5%	NGN 4,890,000
Total	**100%**	**NGN 97,800,000**

NigeriaBuildingCost.ng

9. Our team

Engr. Chinedu Okafor (COREN)	Project manager
Bldr. Aisha Bello	Site engineer

10. Recent projects

PROJECT	LOCATION	YEAR	VALUE
5-bedroom duplex	Ikota, Lekki	2025	NGN 110,000,000
Block of 6 flats	Yaba	2024	NGN 185,000,000

11. Not included

- Land, survey plan and title documents
- Building approval and statutory fees (unless listed above)
- Furniture, appliances and air-conditioning units
- Changes requested after signing (priced separately as variations)

12. Terms

- Prices are valid for the validity period shown. Large changes in material prices after that may be passed on, with notice.
- Work starts after the mobilisation payment is received.
- Each stage payment is due within 7 days of the stage being completed.
- We correct any defects reported within 6 months of handover at no cost.

13. Acceptance

By signing below, the client accepts this proposal at the contract sum of NGN 97,800,000 on the terms above.

Client: Mr & Mrs Adebayo

For Example Builders Ltd · Date

NigeriaBuildingCost.ng