

Bill of Quantities (BoQ)

Itemised quantities and rates by trade — the document tenders are priced against

Project	4-bedroom bungalow (example)
Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)
Contractor	Example Builders Ltd
Prepared by	Quantity Surveyor
Date	13-Oct-2026

BILL NO. 1: SUBSTRUCTURE

Item	Description	Qty	Unit	Rate	Amount
A	Site clearance and setting out	1	item	₦250,000	₦250,000
B	Excavate foundation trenches (avg 900mm deep)	42	m³	₦8,000	₦336,000
C	Blinding concrete 1:3:6, 50mm thick	3.50	m³	₦103,350	₦361,725
D	Strip foundation concrete 1:2:4	14	m³	₦146,150	₦2,046,100
E	9" sandcrete blockwork in foundation (4 courses)	1,100	nr	₦1,250	₦1,375,000
F	Laterite/hardcore filling, compacted in layers	62	m³	₦9,500	₦589,000
G	Anti-termite treatment	175	m²	₦850	₦148,750
H	Polythene damp-proof membrane	175	m²	₦800	₦140,000
I	100mm German floor slab 1:2:4 incl. BRC mesh	165	m²	₦15,000	₦2,475,000
				Carried to summary	₦7,721,575

BILL NO. 2: FRAME & WALLING

Item	Description	Qty	Unit	Rate	Amount
A	9" sandcrete blockwork, external walls	2,400	nr	₦1,250	₦3,000,000
B	6" sandcrete blockwork, internal partitions	1,500	nr	₦1,050	₦1,575,000
C	Reinforced concrete columns 1:2:4	7.50	m³	₦160,750	₦1,205,625
D	Lintels and ring beam 1:2:4	6.20	m³	₦160,750	₦996,650
E	Y12 high-yield bars (12m lengths)	165	length	₦8,500	₦1,402,500
F	Y16 high-yield bars (12m lengths)	48	length	₦16,100	₦772,800
G	R8 stirrups (12m lengths)	120	length	₦3,800	₦456,000
H	Formwork to columns, beams and lintels	210	m²	₦3,500	₦735,000
				Carried to summary	₦10,143,575

BILL NO. 3: ROOFING & CEILING

Item	Description	Qty	Unit	Rate	Amount
A	Hardwood roof timbers, treated (2"x4", 2"x6", 2"x3")	230	m²	₦11,200	₦2,576,000
B	0.55mm long-span aluminium roofing sheets, fixed	230	m²	₦16,750	₦3,852,500
C	Ridge caps	28	m	₦4,500	₦126,000
D	Fascia board	64	m	₦2,200	₦140,800
E	PVC ceiling incl. noggins	165	m²	₦6,500	₦1,072,500
				Carried to summary	₦7,767,800

BILL NO. 4: DOORS & WINDOWS

Item	Description	Qty	Unit	Rate	Amount
A	Steel security entrance door	2	nr	₦80,000	₦160,000
B	Flush/panel internal doors with frames	9	nr	₦38,000	₦342,000
C	Casement aluminium windows with burglary proof	12	nr	₦50,000	₦600,000
D	Bathroom/toilet windows	5	nr	₦22,000	₦110,000
				Carried to summary	₦1,212,000

BILL NO. 5: FINISHES

Item	Description	Qty	Unit	Rate	Amount
A	Internal and external plastering, 12mm	720	m²	₦3,400	₦2,448,000
B	Floor screed, 25mm	165	m²	₦5,200	₦858,000
C	Ceramic floor tiles incl. adhesive and grout	165	m²	₦6,800	₦1,122,000
D	Ceramic wall tiles to wet areas (to 1.8m)	72	m²	₦6,800	₦489,600
E	Emulsion paint, 3 coats, walls	720	m²	₦2,250	₦1,620,000
				Carried to summary	₦6,537,600

BILL NO. 6: SERVICES

Item	Description	Qty	Unit	Rate	Amount
A	Electrical points (lights, sockets, switches) incl. wiring	68	point	₦14,200	₦965,600
B	Distribution board and earthing	1	item	₦120,000	₦120,000
C	WC suites, installed	5	nr	₦63,000	₦315,000
D	Wash hand basins, installed	5	nr	₦40,000	₦200,000
E	Shower sets, installed	4	nr	₦50,000	₦200,000
F	Kitchen sink, installed	1	nr	₦63,000	₦63,000
G	Water supply pipework and points	14	point	₦15,000	₦210,000
H	Septic tank and soakaway	1	item	₦700,000	₦700,000

Carried to summary					₦2,773,600

GENERAL SUMMARY

Bill	Description				Amount
1	Substructure				₦7,721,575
2	Frame & walling				₦10,143,575
3	Roofing & ceiling				₦7,767,800
4	Doors & windows				₦1,212,000
5	Finishes				₦6,537,600
6	Services				₦2,773,600
Total of bills					₦36,156,150
Total of bills					₦36,156,150
Preliminaries (%)					5.0%
Preliminaries					₦1,807,808
Contingency (%)					5.0%
Contingency					₦1,898,198
TENDER SUM					₦39,862,155

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