

Construction Budget

Track estimated vs actual cost by work section — variance and % calculate automatically

Project	4-bedroom bungalow (example)	Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)	Contractor	Example Builders Ltd
Budget date	01-Oct-2026		

Work section	Estimated	Actual to date	Variance	Variance (%)	Notes
Substructure	₦7,722,000	₦8,030,000	₦308,000	4.0%	Extra excavation — soft soil at rear
Frame & walling	₦10,144,000	₦9,839,000	-₦305,000	-3.0%	Complete
Roofing & ceiling	₦7,768,000	₦8,700,000	₦932,000	12.0%	Roof timber price rose 15% since estimate
Doors & windows	₦1,212,000	₦1,212,000	₦0	0.0%	Complete
Finishes	₦6,538,000				Not started
Services	₦2,774,000				Not started
External works (fence, gate, paving)	₦4,800,000				Phase 2
TOTAL	₦40,958,000	₦27,781,000	₦935,000		

PROJECT TOTALS

Construction budget	₦40,958,000
Contingency (%)	10.0%
Contingency	₦4,095,800
Professional fees (architect, QS, engineer)	₦2,500,000
Approvals & permits	₦650,000
TOTAL PROJECT BUDGET	₦48,203,800
Spent to date	₦27,781,000
Remaining budget	₦20,422,800

How to use: enter your own estimate per section in column B, and update "Actual to date" as you pay for materials and labour. A positive variance means you are over budget on that section.

Free template from [NigeriaBuildingCost.ng](https://nigeriabuildingcost.ng). Rates are indicative (Oct 2026) — check current prices in your location before relying on any figure.

Faster option: use the free Building Cost Estimator at <https://nigeriabuildingcost.ng/estimator>