

Scope of Work

What is included, what is not, deliverables, timeline and payment milestones

Project	4-bedroom bungalow (example)	Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)	Contractor	Example Builders Ltd
Contract type	Lump sum, labour & materials		

PROJECT SUMMARY

Construction of a 4-bedroom bungalow (all rooms en-suite + guest toilet), approx. 165m² floor area on a 15m × 30m plot, from site clearance to handover, in accordance with the approved drawings and the priced Bill of Quantities.

DELIVERABLES & TIMELINE

#	Deliverable	Includes	Start week	Weeks	% of contract	Status
1	Substructure to DPC	Foundation, filling, DPM, floor slab	1	5	18.0%	Done
2	Superstructure	Blockwork, columns, lintels, ring beam	6	4	22.0%	In progress
3	Roofing	Roof timber, aluminium sheets, fascia, gutters	10	3	12.0%	Not started
4	Services	Electrical & plumbing installation, septic tank	12	7	14.0%	Not started
5	Finishes	Plaster, screed, tiles, ceiling, doors, windows, paint	13	6	30.0%	Not started
6	Handover	Snagging, cleaning, as-built drawings, keys	19	1	4.0%	Not started

INCLUDED

- Supply of all materials and labour listed in the BoQ
- Site security and storage during construction
- Removal of construction debris
- Setting out and levels as per survey plan

EXCLUDED (CLIENT TO PROVIDE OR PRICE SEPARATELY)

- Fence, gate and external paving
- Borehole, overhead tank and pumping machine
- Generator, inverter or solar system
- Kitchen cabinets, wardrobes and furniture
- Statutory approvals and utility connection fees (AEDC meter, etc.)

ASSUMPTIONS

- Soil is normal (no rock, no high water table); special foundations will be a variation
- Client supplies water and electricity on site, or pays for tanker water/generator fuel
- Drawings will not change after contract signing without a variation order

Contractor

Name:

Date:

Client

Name:

Date:

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