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Blockwork Takeoff — 9" & 6" Sandcrete Blocks

Wall area = girth × height, less columns and every opening

Project	4-bedroom detached duplex (example)
Location	Lekki, Lagos
Client	Mrs Okafor (example)
Floor area	336 m² (14.0 × 12.0 m × 2 floors)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Lekki, Lagos

BASIS OF MEASUREMENT

• Two-storey 14.0 × 12.0 m duplex; storey height 3.0 m of blockwork between slab/beam levels.

• 450 × 225 mm blocks: 10 blocks per m² (9" for external, 6" for internal walls) + 5% breakage in the rate.

• Mortar 1:6 — about 0.25 bag cement and 0.08 t sharp sand per m² of 9" wall.

• Rate per m² = 10 × (block + laying) + mortar. Block count to order = m² × 10 × 1.05.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Substructure blockwork	₦2,439,330	28.4%
2	B Ground floor walls	₦2,766,576	32.3%
3	C First floor walls	₦3,050,877	35.6%
4	D Sundries	₦319,880	3.7%
	Measured work	**₦8,576,663**	

Measured work	₦8,576,663
Preliminaries (%)	5.0%
Preliminaries	₦428,833
Contingency (%)	5.0%
Contingency	₦450,275
VAT (%)	7.5%
VAT	₦709,183
TOTAL	**₦10,164,954**

Block quantities to order: 9" blocks = total m² of items A1, B1, C1, C3 × 10.5; 6" blocks = items B2, C2, C4 × 10.5.

Rates are Lekki, Lagos market rates from NigeriaBuildingCost.ng (supply and fix unless stated). The project, client and dimensions are an example — replace them with your own drawings.

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Quantities are pulled from the Dimensions sheet — change a dimension there, or a rate here, and the totals update

A SUBSTRUCTURE BLOCKWORK

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	225 sandcrete blocks to DPC, cores filled with 1:2:4 concrete	95.66	m²	₦25,500	₦2,439,330
				Carried to summary	**₦2,439,330**

B GROUND FLOOR WALLS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	225 sandcrete blockwork in 1:6 mortar, external walls	111.09	m²	₦13,900	₦1,544,151
B2	150 sandcrete blockwork, internal walls	108.66	m²	₦11,250	₦1,222,425
				Carried to summary	**₦2,766,576**

C FIRST FLOOR WALLS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	225 sandcrete blockwork, external walls	112.98	m²	₦13,900	₦1,570,422
C2	150 sandcrete blockwork, internal walls	113.10	m²	₦11,250	₦1,272,375
C3	225 blockwork balcony parapet 1.0 m high	7.20	m²	₦13,900	₦100,080
C4	150 blockwork roof gable / tank stand walls	9.60	m²	₦11,250	₦108,000
				Carried to summary	**₦3,050,877**

D SUNDRIES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Wall ties / XPM strips at column junctions, every 3rd course	96.00	m	₦780	₦74,880
D2	Extra over for cutting blocks round openings	98.00	m	₦2,500	₦245,000
				Carried to summary	**₦319,880**

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Dimensions — Blockwork Takeoff — 9" & 6" Sandcrete Blocks

Quantity = timesing × length × width × height/depth (blank = 1). Negative timesing = deduction (openings, voids).

A SUBSTRUCTURE BLOCKWORK

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 225 sandcrete blocks to DPC, cores filled with 1:2:4 concrete (m²)							
A1	External walls (centreline)	1.000	51.100		1.050	53.66	m²
A1	Internal walls (225 below ground)	1.000	40.000		1.050	42.00	m²
	Total carried to Priced Takeoff					95.66	m²

B GROUND FLOOR WALLS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 225 sandcrete blockwork in 1:6 mortar, external walls (m²)							
B1	External walls	1.000	51.100		3.000	153.30	m²
B1	Deduct columns (24 × 230 wide)	-24.000	0.230		3.000	-16.56	m²
B1	Deduct front door D1	-1.000	1.200		2.400	-2.88	m²
B1	Deduct kitchen door D2	-1.000	0.900		2.100	-1.89	m²
B1	Deduct patio sliding door SD1	-1.000	2.400		2.400	-5.76	m²
B1	Deduct windows W1	-8.000	1.500		1.200	-14.40	m²
B1	Deduct windows W2	-2.000	0.600		0.600	-0.72	m²
	Total carried to Priced Takeoff					111.09	m²
B2 150 sandcrete blockwork, internal walls (m²)							
B2	Internal walls	1.000	40.000		3.000	120.00	m²
B2	Deduct internal doors	-6.000	0.900		2.100	-11.34	m²
	Total carried to Priced Takeoff					108.66	m²

C FIRST FLOOR WALLS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 225 sandcrete blockwork, external walls (m²)							
C1	External walls	1.000	51.100		3.000	153.30	m²
C1	Deduct columns	-24.000	0.230		3.000	-16.56	m²
C1	Deduct balcony door SD2	-1.000	1.800		2.400	-4.32	m²
C1	Deduct windows W1	-10.000	1.500		1.200	-18.00	m²
C1	Deduct windows W2	-4.000	0.600		0.600	-1.44	m²
	Total carried to Priced Takeoff					112.98	m²
C2 150 sandcrete blockwork, internal walls (m²)							
C2	Internal walls	1.000	44.000		3.000	132.00	m²

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C2	Deduct internal doors	-10.000	0.900		2.100	-18.90	m²
	Total carried to Priced Takeoff					113.10	m²
C3 225 blockwork balcony parapet 1.0 m high (m²)							
C3	Balcony	1.000	7.200		1.000	7.20	m²
	Total carried to Priced Takeoff					7.20	m²
C4 150 blockwork roof gable / tank stand walls (m²)							
C4	Tank stand on roof slab area	4.000	2.000		1.200	9.60	m²
	Total carried to Priced Takeoff					9.60	m²

D SUNDRIES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Wall ties / XPM strips at column junctions, every 3rd course (m)							
D1	Column–wall junctions, 2 per column, both floors	96.000	1.000			96.00	m
	Total carried to Priced Takeoff					96.00	m
D2 Extra over for cutting blocks round openings (m)							
D2	Opening jambs (2 per opening × height)	1.000	98.000			98.00	m
	Total carried to Priced Takeoff					98.00	m

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