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Complete Estimate — 4-Bedroom Bungalow

Measured and priced from substructure to services

Project	4-bedroom bungalow (example)
Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)
Floor area	165 m² (16.5 × 10.0 m)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Lugbe, Abuja

BASIS OF MEASUREMENT

• Building 16.5 × 10.0 m external, 225 sandcrete external walls and 150 internal walls, 3.0 m to ring beam.

• External wall centreline girth 2 × (16.5 + 10.0) − 4 × 0.225 = 52.10 m; internal walls 48.0 m.

• Strip foundations under all walls, average 900 mm deep on normal soil (no rock, no dewatering).

• Hip roof at 25° with 600 mm overhang; slope factor 1 ÷ cos 25° = 1.103.

• Openings: 2 external doors, 9 internal doors, 12 windows 1.2 × 1.2 m and 5 toilet windows 0.6 × 0.6 m.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Substructure	₦8,641,472	28.3%
2	B Frame & blockwork	₦5,556,787	18.2%
3	C Roof & ceiling	₦4,952,965	16.2%
4	D Doors & windows	₦1,914,800	6.3%
5	E Finishes	₦6,419,906	21.0%
6	F Services	₦3,093,500	10.1%
	Measured work	**₦30,579,430**	

Measured work	₦30,579,430
Preliminaries (%)	5.0%
Preliminaries	₦1,528,971
Contingency (%)	5.0%
Contingency	₦1,605,420
VAT (%)	7.5%
VAT	₦2,528,537
TOTAL	**₦36,242,358**

Excludes fence, gate, borehole, external paving and furniture — see the External Works sample for those.

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Rates are Lugbe, Abuja 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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Complete Estimate — 4-Bedroom Bungalow

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

A SUBSTRUCTURE

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Clear site of shrubs and strip topsoil 150 mm deep	287.00	m²	₦1,300	₦373,100
A2	Excavate foundation trenches, average 900 mm deep	57.57	m³	₦8,800	₦506,616
A3	Blinding concrete 1:3:6, 50 mm	3.20	m³	₦92,000	₦294,400
A4	Strip foundation concrete 1:2:4	12.23	m³	₦132,600	₦1,621,698
A5	225 sandcrete blockwork in foundation, cores filled with concrete	90.09	m²	₦23,400	₦2,108,106
A6	Laterite filling in 150 mm layers, compacted	68.97	m³	₦10,450	₦720,737
A7	Anti-termite treatment to hardcore	153.28	m²	₦940	₦144,083
A8	Polythene damp-proof membrane	153.28	m²	₦880	₦134,886
A9	Oversite concrete 1:2:4, 100 mm	15.33	m³	₦132,600	₦2,032,758
A10	A142 BRC mesh to oversite, incl. laps	153.28	m²	₦4,600	₦705,088
				Carried to summary	**₦8,641,472**

B FRAME & BLOCKWORK

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	RC columns 225 × 225, 1:2:4	2.13	m³	₦132,600	₦282,438
B2	RC lintel / ring beam 1:2:4	4.26	m³	₦132,600	₦564,876
B3	Formwork to columns and beams	63.95	m²	₦3,600	₦230,220
B4	Y12 high-yield reinforcement	570.10	kg	₦1,850	₦1,054,685
B5	R8 links	228.78	kg	₦1,850	₦423,243
B6	225 sandcrete blockwork, external walls	132.81	m²	₦12,750	₦1,693,328
B7	150 sandcrete blockwork, internal walls	126.99	m²	₦10,300	₦1,307,997
				Carried to summary	**₦5,556,787**

C ROOF & CEILING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Treated hardwood roof carcass (rafters, struts, purlins, wall plate)	218.66	m²	₦8,050	₦1,760,213
C2	0.55 mm long-span aluminium roofing sheets, fixed	218.66	m²	₦8,650	₦1,891,409
C3	Ridge and hip capping	40.10	m	₦4,950	₦198,495
C4	Fascia board, painted	57.80	m	₦2,400	₦138,720

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C5	PVC ceiling on timber noggins	146.08	m²	₦6,600	₦964,128
				Carried to summary	**₦4,952,965**

D DOORS & WINDOWS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Steel security double door 1200 × 2100, with frame	1.00	nr	₦193,600	₦193,600
D2	Panelled hardwood door 900 × 2100, with frame	1.00	nr	₦59,400	₦59,400
D3	Flush internal door 900 × 2100, frame and ironmongery	9.00	nr	₦66,000	₦594,000
D4	Aluminium casement window 1200 × 1200 with burglar-proof	12.00	nr	₦75,900	₦910,800
D5	Aluminium window 600 × 600 with burglar-proof	5.00	nr	₦31,400	₦157,000
				Carried to summary	**₦1,914,800**

E FINISHES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
E1	Plaster 12 mm to internal walls	384.09	m²	₦3,550	₦1,363,520
E2	Render 15 mm to external walls	167.31	m²	₦4,050	₦677,606
E3	Cement sand screed 25 mm	146.08	m²	₦5,700	₦832,656
E4	Ceramic floor tiles incl. adhesive and grout	146.08	m²	₦7,850	₦1,146,728
E5	Ceramic wall tiles to wet areas, 1.8 m high	71.46	m²	₦7,800	₦557,388
E6	Emulsion paint, 3 coats, to internal walls	308.49	m²	₦2,500	₦771,225
E7	Textured exterior paint to render	167.31	m²	₦6,400	₦1,070,784
				Carried to summary	**₦6,419,906**

F SERVICES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
F1	Lighting point incl. switch, wiring and fitting	26.00	nr	₦21,600	₦561,600
F2	13 A socket outlet incl. wiring	26.00	nr	₦15,600	₦405,600
F3	AC point incl. 4 mm² cable	5.00	nr	₦17,600	₦88,000
F4	Distribution board, earthing and testing	1.00	item	₦148,500	₦148,500
F5	WC suite, fixed and connected	5.00	nr	₦69,300	₦346,500
F6	Wash hand basin with pedestal and taps	5.00	nr	₦44,000	₦220,000
F7	Shower set with mixer	4.00	nr	₦55,000	₦220,000
F8	Stainless steel kitchen sink with taps	1.00	nr	₦69,300	₦69,300
F9	Hot and cold water supply points incl. pipework	16.00	nr	₦16,500	₦264,000
F10	Septic tank and soakaway	1.00	item	₦770,000	₦770,000
				Carried to summary	**₦3,093,500**

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Dimensions — Complete Estimate — 4-Bedroom Bungalow

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

A SUBSTRUCTURE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Clear site of shrubs and strip topsoil 150 mm deep (m²)							
A1	Building + 2 m working space	1.000	20.500	14.000		287.00	m²
	Total carried to Priced Takeoff					287.00	m²
A2 Excavate foundation trenches, average 900 mm deep (m³)							
A2	External walls (centreline girth)	1.000	52.100	0.675	0.900	31.65	m³
A2	Internal walls	1.000	48.000	0.600	0.900	25.92	m³
	Total carried to Priced Takeoff					57.57	m³
A3 Blinding concrete 1:3:6, 50 mm (m³)							
A3	External walls	1.000	52.100	0.675	0.050	1.76	m³
A3	Internal walls	1.000	48.000	0.600	0.050	1.44	m³
	Total carried to Priced Takeoff					3.20	m³
A4 Strip foundation concrete 1:2:4 (m³)							
A4	External, 675 × 225	1.000	52.100	0.675	0.225	7.91	m³
A4	Internal, 600 × 150	1.000	48.000	0.600	0.150	4.32	m³
	Total carried to Priced Takeoff					12.23	m³
A5 225 sandcrete blockwork in foundation, cores filled with concrete (m²)							
A5	External, 4 courses	1.000	52.100		0.900	46.89	m²
A5	Internal, 4 courses	1.000	48.000		0.900	43.20	m²
	Total carried to Priced Takeoff					90.09	m²
A6 Laterite filling in 150 mm layers, compacted (m³)							
A6	Inside external walls	1.000	16.050	9.550	0.450	68.97	m³
	Total carried to Priced Takeoff					68.97	m³
A7 Anti-termite treatment to hardcore (m²)							
A7	Ground floor	1.000	16.050	9.550		153.28	m²
	Total carried to Priced Takeoff					153.28	m²
A8 Polythene damp-proof membrane (m²)							
A8	Ground floor	1.000	16.050	9.550		153.28	m²
	Total carried to Priced Takeoff					153.28	m²
A9 Oversite concrete 1:2:4, 100 mm (m³)							
A9	Ground floor	1.000	16.050	9.550	0.100	15.33	m³
	Total carried to Priced Takeoff					15.33	m³
A10 A142 BRC mesh to oversite, incl. laps (m²)							
A10	Ground floor	1.000	16.050	9.550		153.28	m²
	Total carried to Priced Takeoff					153.28	m²

B FRAME & BLOCKWORK

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Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 RC columns 225 × 225, 1:2:4 (m³)							
B1	Corners and wall junctions	14.000	0.225	0.225	3.000	2.13	m³
	Total carried to Priced Takeoff					2.13	m³
B2 RC lintel / ring beam 1:2:4 (m³)							
B2	External walls, 225 × 225	1.000	52.100	0.225	0.225	2.64	m³
B2	Internal walls, 150 × 225	1.000	48.000	0.150	0.225	1.62	m³
	Total carried to Priced Takeoff					4.26	m³
B3 Formwork to columns and beams (m²)							
B3	Columns, 2 faces exposed	28.000	0.225		3.000	18.90	m²
B3	Ring beam, both sides	2.000	100.100		0.225	45.05	m²
	Total carried to Priced Takeoff					63.95	m²
B4 Y12 high-yield reinforcement (kg)							
B4	Columns, 4 bars	56.000	3.600	0.888		179.02	kg
B4	Ring beam, 4 bars + 10% laps	4.000	110.100	0.888		391.08	kg
	Total carried to Priced Takeoff					570.10	kg
B5 R8 links (kg)							
B5	Column links @ 200	224.000	0.800	0.395		70.78	kg
B5	Beam links @ 200	500.000	0.800	0.395		158.00	kg
	Total carried to Priced Takeoff					228.78	kg
B6 225 sandcrete blockwork, external walls (m²)							
B6	External walls (centreline)	1.000	52.100		3.000	156.30	m²
B6	Deduct front door D1	-1.000	1.200		2.100	-2.52	m²
B6	Deduct back door D2	-1.000	0.900		2.100	-1.89	m²
B6	Deduct windows W1	-12.000	1.200		1.200	-17.28	m²
B6	Deduct windows W2 (toilets)	-5.000	0.600		0.600	-1.80	m²
	Total carried to Priced Takeoff					132.81	m²
B7 150 sandcrete blockwork, internal walls (m²)							
B7	Internal walls	1.000	48.000		3.000	144.00	m²
B7	Deduct internal doors D3	-9.000	0.900		2.100	-17.01	m²
	Total carried to Priced Takeoff					126.99	m²

C ROOF & CEILING

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Treated hardwood roof carcass (rafters, struts, purlins, wall plate) (m²)							
C1	Plan incl. 600 overhang × slope factor 1.103 (25°)	1.000	17.700	11.200	1.103	218.66	m²
	Total carried to Priced Takeoff					218.66	m²
C2 0.55 mm long-span aluminium roofing sheets, fixed (m²)							
C2	Roof slope area	1.000	17.700	11.200	1.103	218.66	m²
	Total carried to Priced Takeoff					218.66	m²
C3 Ridge and hip capping (m)							
C3	Ridge	1.000	6.500			6.50	m
C3	Hips	4.000	8.400			33.60	m
	Total carried to Priced Takeoff					40.10	m
C4 Fascia board, painted (m)							

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C4	Eaves perimeter	2.000	28.900			57.80	m
	Total carried to Priced Takeoff					57.80	m
C5 PVC ceiling on timber noggins (m²)							
C5	Whole floor	1.000	16.050	9.550		153.28	m²
C5	Deduct wall thickness (internal)	-1.000	48.000	0.150		-7.20	m²
	Total carried to Priced Takeoff					146.08	m²

D DOORS & WINDOWS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Steel security double door 1200 × 2100, with frame (nr)							
D1	Front entrance	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
D2 Panelled hardwood door 900 × 2100, with frame (nr)							
D2	Kitchen	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
D3 Flush internal door 900 × 2100, frame and ironmongery (nr)							
D3	Bedrooms	4.000				4.00	nr
D3	Bathrooms / WC	5.000				5.00	nr
	Total carried to Priced Takeoff					9.00	nr
D4 Aluminium casement window 1200 × 1200 with burglar-proof (nr)							
D4	Living / dining	4.000				4.00	nr
D4	Bedrooms	6.000				6.00	nr
D4	Kitchen	2.000				2.00	nr
	Total carried to Priced Takeoff					12.00	nr
D5 Aluminium window 600 × 600 with burglar-proof (nr)							
D5	Bathrooms / WC	5.000				5.00	nr
	Total carried to Priced Takeoff					5.00	nr

E FINISHES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
E1 Plaster 12 mm to internal walls (m²)							
E1	External walls, inside face	1.000	51.200		3.000	153.60	m²
E1	Internal walls, both faces	2.000	48.000		3.000	288.00	m²
E1	Deduct internal doors (both faces)	-18.000	0.900		2.100	-34.02	m²
E1	Deduct front door D1	-1.000	1.200		2.100	-2.52	m²
E1	Deduct back door D2	-1.000	0.900		2.100	-1.89	m²
E1	Deduct windows W1	-12.000	1.200		1.200	-17.28	m²
E1	Deduct windows W2 (toilets)	-5.000	0.600		0.600	-1.80	m²
	Total carried to Priced Takeoff					384.09	m²
E2 Render 15 mm to external walls (m²)							
E2	External face incl. 600 plinth	1.000	53.000		3.600	190.80	m²
E2	Deduct front door D1	-1.000	1.200		2.100	-2.52	m²
E2	Deduct back door D2	-1.000	0.900		2.100	-1.89	m²
E2	Deduct windows W1	-12.000	1.200		1.200	-17.28	m²
E2	Deduct windows W2 (toilets)	-5.000	0.600		0.600	-1.80	m²
	Total carried to Priced Takeoff					167.31	m²

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E3 Cement sand screed 25 mm (m²)							
E3	Whole floor	1.000	16.050	9.550		153.28	m²
E3	Deduct internal walls	-1.000	48.000	0.150		-7.20	m²
	Total carried to Priced Takeoff					146.08	m²
E4 Ceramic floor tiles incl. adhesive and grout (m²)							
E4	Whole floor	1.000	16.050	9.550		153.28	m²
E4	Deduct internal walls	-1.000	48.000	0.150		-7.20	m²
	Total carried to Priced Takeoff					146.08	m²
E5 Ceramic wall tiles to wet areas, 1.8 m high (m²)							
E5	Bathrooms / WC	5.000	8.400		1.800	75.60	m²
E5	Deduct doors	-5.000	0.900		1.800	-8.10	m²
E5	Kitchen splashback	1.000	6.600		0.600	3.96	m²
	Total carried to Priced Takeoff					71.46	m²
E6 Emulsion paint, 3 coats, to internal walls (m²)							
E6	As plaster (E1)	1.000	51.200		3.000	153.60	m²
E6	Internal walls, both faces	2.000	48.000		3.000	288.00	m²
E6	Deduct internal doors	-18.000	0.900		2.100	-34.02	m²
E6	Deduct wall tiling	-5.000	8.400		1.800	-75.60	m²
E6	Deduct front door D1	-1.000	1.200		2.100	-2.52	m²
E6	Deduct back door D2	-1.000	0.900		2.100	-1.89	m²
E6	Deduct windows W1	-12.000	1.200		1.200	-17.28	m²
E6	Deduct windows W2 (toilets)	-5.000	0.600		0.600	-1.80	m²
	Total carried to Priced Takeoff					308.49	m²
E7 Textured exterior paint to render (m²)							
E7	As render (E2)	1.000	53.000		3.600	190.80	m²
E7	Deduct front door D1	-1.000	1.200		2.100	-2.52	m²
E7	Deduct back door D2	-1.000	0.900		2.100	-1.89	m²
E7	Deduct windows W1	-12.000	1.200		1.200	-17.28	m²
E7	Deduct windows W2 (toilets)	-5.000	0.600		0.600	-1.80	m²
	Total carried to Priced Takeoff					167.31	m²

F SERVICES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
F1 Lighting point incl. switch, wiring and fitting (nr)							
F1	Living / dining	6.000				6.00	nr
F1	Bedrooms	8.000				8.00	nr
F1	Kitchen / store	3.000				3.00	nr
F1	Bathrooms / WC	5.000				5.00	nr
F1	Corridor / porch	4.000				4.00	nr
	Total carried to Priced Takeoff					26.00	nr
F2 13 A socket outlet incl. wiring (nr)							
F2	Living / dining	8.000				8.00	nr
F2	Bedrooms	12.000				12.00	nr
F2	Kitchen	6.000				6.00	nr
	Total carried to Priced Takeoff					26.00	nr
F3 AC point incl. 4 mm² cable (nr)							
F3	Living room + bedrooms	5.000				5.00	nr

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	Total carried to Priced Takeoff					5.00	nr
F4 Distribution board, earthing and testing (item)							
F4	Main DB	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
F5 WC suite, fixed and connected (nr)							
F5	Bathrooms / WC	5.000				5.00	nr
	Total carried to Priced Takeoff					5.00	nr
F6 Wash hand basin with pedestal and taps (nr)							
F6	Bathrooms / WC	5.000				5.00	nr
	Total carried to Priced Takeoff					5.00	nr
F7 Shower set with mixer (nr)							
F7	Bathrooms	4.000				4.00	nr
	Total carried to Priced Takeoff					4.00	nr
F8 Stainless steel kitchen sink with taps (nr)							
F8	Kitchen	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
F9 Hot and cold water supply points incl. pipework (nr)							
F9	Bathrooms (basin, WC, shower)	14.000				14.00	nr
F9	Kitchen	2.000				2.00	nr
	Total carried to Priced Takeoff					16.00	nr
F10 Septic tank and soakaway (item)							
F10	Rear of building	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

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