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Doors & Windows Schedule Takeoff — Block of Flats

Counted type by type from the door and window schedules

Project	Block of 6 × 3-bedroom flats, G+2 (example)
Location	Rumuola, Port Harcourt
Client	Greenfield Homes Ltd (example)
Floor area	972 m² (24.0 × 13.5 m × 3 floors)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Rumuola, Port Harcourt

BASIS OF MEASUREMENT

• Six 3-bedroom flats, each with an entrance door, 3 bedroom doors, kitchen door, 2 bathroom doors, a visitors WC, balcony and service doors.

• Each flat has 7 windows 1.5 × 1.2 m and 3 windows 0.6 × 0.6 m; 3 stairwell windows.

• Rates are supply and fix with frames; aluminium prices assume standard (non-thermal) sections and 5 mm tinted glass.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Doors	₦5,214,000	44.3%
2	B Ironmongery	₦1,223,400	10.4%
3	C Windows	₦3,587,400	30.5%
4	D Burglar-proofing	₦1,756,200	14.9%
	Measured work	**₦11,781,000**	

Measured work	₦11,781,000
Preliminaries (%)	5.0%
Preliminaries	₦589,050
Contingency (%)	5.0%
Contingency	₦618,503
VAT (%)	7.5%
VAT	₦974,141
TOTAL	**₦13,962,694**

Rates are Rumuola, Port Harcourt 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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Doors & Windows Schedule Takeoff — Block of Flats

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

A DOORS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Steel security door 1000 × 2100 to flat entrance, with frame, lock and viewer	6.00	nr	₦190,100	₦1,140,600
A2	Panelled hardwood door 900 × 2100 with frame and architrave	24.00	nr	₦54,000	₦1,296,000
A3	Flush door 750 × 2100 with frame, to bathrooms	18.00	nr	₦41,000	₦738,000
A4	Aluminium glazed sliding door 1800 × 2400 to balcony	6.00	nr	₦207,400	₦1,244,400
A5	Steel service door 900 × 2100 to service balcony	6.00	nr	₦103,700	₦622,200
A6	Steel louvred door to stair / meter room	2.00	nr	₦86,400	₦172,800
				Carried to summary	**₦5,214,000**

B IRONMONGERY

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Ironmongery set: mortice lock, lever handles, 3 hinges, door stop	42.00	set	₦23,800	₦999,600
B2	Bathroom privacy lock (extra over)	18.00	nr	₦4,850	₦87,300
B3	Fitting ironmongery	42.00	set	₦3,250	₦136,500
				Carried to summary	**₦1,223,400**

C WINDOWS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Aluminium casement window 1500 × 1200, 5 mm tinted glass, with mosquito net	42.00	nr	₦67,500	₦2,835,000
C2	Aluminium louvre / projected window 600 × 600	18.00	nr	₦23,800	₦428,400
C3	Aluminium window to stairwell 2400 × 1200	3.00	nr	₦108,000	₦324,000
				Carried to summary	**₦3,587,400**

D BURGLAR-PROOFING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)

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D1	Burglar-proof bars to windows 1500 × 1200, painted	42.00	nr	₦25,700	₦1,079,400
D2	Burglar-proof bars to windows 600 × 600	18.00	nr	₦7,000	₦126,000
D3	Burglar-proof gate to balcony door	6.00	nr	₦91,800	₦550,800
				Carried to summary	**₦1,756,200**

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Dimensions — Doors & Windows Schedule Takeoff — Block of Flats

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

A DOORS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Steel security door 1000 × 2100 to flat entrance, with frame, lock and viewer (nr)							
A1	Flat entrances	6.000				6.00	nr
	Total carried to Priced Takeoff					6.00	nr
A2 Panelled hardwood door 900 × 2100 with frame and architrave (nr)							
A2	Bedrooms (3 per flat)	18.000				18.00	nr
A2	Kitchen	6.000				6.00	nr
	Total carried to Priced Takeoff					24.00	nr
A3 Flush door 750 × 2100 with frame, to bathrooms (nr)							
A3	Bathrooms (2 per flat)	12.000				12.00	nr
A3	Visitors WC	6.000				6.00	nr
	Total carried to Priced Takeoff					18.00	nr
A4 Aluminium glazed sliding door 1800 × 2400 to balcony (nr)							
A4	Balconies	6.000				6.00	nr
	Total carried to Priced Takeoff					6.00	nr
A5 Steel service door 900 × 2100 to service balcony (nr)							
A5	Kitchen yards	6.000				6.00	nr
	Total carried to Priced Takeoff					6.00	nr
A6 Steel louvred door to stair / meter room (nr)							
A6	Stair entrance	1.000				1.00	nr
A6	Meter room	1.000				1.00	nr
	Total carried to Priced Takeoff					2.00	nr

B IRONMONGERY

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Ironmongery set: mortice lock, lever handles, 3 hinges, door stop (set)							
B1	Panelled and flush doors	1.000	42.000			42.00	set
	Total carried to Priced Takeoff					42.00	set
B2 Bathroom privacy lock (extra over) (nr)							
B2	Bathrooms + WCs	18.000				18.00	nr
	Total carried to Priced Takeoff					18.00	nr
B3 Fitting ironmongery (set)							
B3	All internal doors	1.000	42.000			42.00	set
	Total carried to Priced Takeoff					42.00	set

C WINDOWS

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Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Aluminium casement window 1500 × 1200, 5 mm tinted glass, with mosquito net (nr)							
C1	Living / dining (3 per flat)	18.000				18.00	nr
C1	Bedrooms (3 per flat)	18.000				18.00	nr
C1	Kitchen (1 per flat)	6.000				6.00	nr
	Total carried to Priced Takeoff					42.00	nr
C2 Aluminium louvre / projected window 600 × 600 (nr)							
C2	Bathrooms + visitors WC (3 per flat)	18.000				18.00	nr
	Total carried to Priced Takeoff					18.00	nr
C3 Aluminium window to stairwell 2400 × 1200 (nr)							
C3	Stairwell, each landing	3.000				3.00	nr
	Total carried to Priced Takeoff					3.00	nr

D BURGLAR-PROOFING

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Burglar-proof bars to windows 1500 × 1200, painted (nr)							
D1	All W1 windows	1.000	42.000			42.00	nr
	Total carried to Priced Takeoff					42.00	nr
D2 Burglar-proof bars to windows 600 × 600 (nr)							
D2	All W2 windows	1.000	18.000			18.00	nr
	Total carried to Priced Takeoff					18.00	nr
D3 Burglar-proof gate to balcony door (nr)							
D3	Balconies	6.000				6.00	nr
	Total carried to Priced Takeoff					6.00	nr

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