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Electrical Installation Takeoff — Duplex

Points counted room by room; rates include conduit, cable, accessories and labour

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

• Concealed installation in PVC conduit chased into blockwork before plastering.

• Lighting circuits 1.5 mm², sockets 2.5 mm² ring/radial, AC and water heaters 4 mm² radial, cooker 6 mm².

• Point rates include about 6–8 m of cable and conduit per point; long sub-main runs are measured separately.

• Light fittings are standard LED downlights / batten fittings; decorative chandeliers excluded.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Lighting	₦1,613,200	39.0%
2	B Power	₦1,102,800	26.6%
3	C Distribution & supply	₦1,375,560	33.2%
4	D Testing	₦48,000	1.2%
	Measured work	**₦4,139,560**	

Measured work	₦4,139,560
Preliminaries (%)	5.0%
Preliminaries	₦206,978
Contingency (%)	5.0%
Contingency	₦217,327
VAT (%)	7.5%
VAT	₦342,290
TOTAL	**₦4,906,155**

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 LIGHTING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Lighting point: conduit, 1.5 mm² cable, ceiling rose / downlight fitting	58.00	nr	₦19,800	₦1,148,400
A2	Switch point, 1–3 gang	32.00	nr	₦6,500	₦208,000
A3	Ceiling fan point incl. regulator	6.00	nr	₦10,800	₦64,800
A4	External wall light / security light on photocell	10.00	nr	₦19,200	₦192,000
				Carried to summary	**₦1,613,200**

B POWER

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	13 A twin switched socket outlet, 2.5 mm² cable in conduit	33.00	nr	₦22,800	₦752,400
B2	AC point with 20 A DP switch and 4 mm² cable	7.00	nr	₦19,200	₦134,400
B3	Cooker control unit 45 A with 6 mm² cable	1.00	nr	₦26,400	₦26,400
B4	Water-heater point with 20 A DP switch	5.00	nr	₦26,400	₦132,000
B5	TV / data outlet with coaxial / Cat6 cable	6.00	nr	₦9,600	₦57,600
				Carried to summary	**₦1,102,800**

C DISTRIBUTION & SUPPLY

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	3-phase distribution board, 18-way, with MCBs	1.00	nr	₦284,400	₦284,400
C2	Sub-distribution board, 12-way	1.00	nr	₦189,000	₦189,000
C3	Sub-main cable 10 mm² 4-core, DB to sub-DB in conduit	18.00	m	₦16,200	₦291,600
C4	Meter position and service cable to DB	1.00	item	₦54,000	₦54,000
C5	Generator changeover switch (ATS) and generator inlet	1.00	item	₦141,000	₦141,000
C6	Inverter sub-panel and changeover wiring	1.00	item	₦105,000	₦105,000
C7	Earthing: copper rod, earth pit and 16 mm² conductor	1.00	item	₦72,000	₦72,000
C8	Chasing walls and making good for conduits	198.80	m	₦1,200	₦238,560
				Carried to summary	**₦1,375,560**

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D TESTING

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Testing, commissioning and certificate	1.00	item	₦48,000	₦48,000
				Carried to summary	**₦48,000**

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Dimensions — Electrical Installation Takeoff — Duplex

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

A LIGHTING

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Lighting point: conduit, 1.5 mm² cable, ceiling rose / downlight fitting (nr)							
A1	Living room	8.000				8.00	nr
A1	Dining	4.000				4.00	nr
A1	Kitchen + store	5.000				5.00	nr
A1	Lobby / hall / stairs	6.000				6.00	nr
A1	Guest bedroom + en-suite	5.000				5.00	nr
A1	Master bedroom + en-suite + wardrobe	9.000				9.00	nr
A1	Bedrooms 2 & 3 + en-suites	10.000				10.00	nr
A1	Family lounge	6.000				6.00	nr
A1	Landing / corridor	4.000				4.00	nr
A1	Guest WC	1.000				1.00	nr
	Total carried to Priced Takeoff					58.00	nr
A2 Switch point, 1–3 gang (nr)							
A2	Living / dining / lobby	8.000				8.00	nr
A2	Kitchen + store	3.000				3.00	nr
A2	Bedrooms (incl. 2-way at bed)	10.000				10.00	nr
A2	Bathrooms / WC	5.000				5.00	nr
A2	Stairs (2-way)	2.000				2.00	nr
A2	Family lounge / landing	4.000				4.00	nr
	Total carried to Priced Takeoff					32.00	nr
A3 Ceiling fan point incl. regulator (nr)							
A3	Living, lounge, bedrooms	6.000				6.00	nr
	Total carried to Priced Takeoff					6.00	nr
A4 External wall light / security light on photocell (nr)							
A4	Building perimeter	8.000				8.00	nr
A4	Porch / balcony	2.000				2.00	nr
	Total carried to Priced Takeoff					10.00	nr

B POWER

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 13 A twin switched socket outlet, 2.5 mm² cable in conduit (nr)							
B1	Living room	6.000				6.00	nr
B1	Dining	2.000				2.00	nr
B1	Kitchen (above worktop)	6.000				6.00	nr
B1	Guest bedroom	3.000				3.00	nr
B1	Master bedroom	4.000				4.00	nr
B1	Bedrooms 2 & 3	6.000				6.00	nr

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B1	Family lounge	4.000				4.00	nr
B1	Lobby / landing	2.000				2.00	nr
	Total carried to Priced Takeoff					33.00	nr
B2 AC point with 20 A DP switch and 4 mm² cable (nr)							
B2	Living room	2.000				2.00	nr
B2	Family lounge	1.000				1.00	nr
B2	Bedrooms	4.000				4.00	nr
	Total carried to Priced Takeoff					7.00	nr
B3 Cooker control unit 45 A with 6 mm² cable (nr)							
B3	Kitchen	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
B4 Water-heater point with 20 A DP switch (nr)							
B4	Bathrooms with shower	4.000				4.00	nr
B4	Kitchen	1.000				1.00	nr
	Total carried to Priced Takeoff					5.00	nr
B5 TV / data outlet with coaxial / Cat6 cable (nr)							
B5	Living, lounge, bedrooms	6.000				6.00	nr
	Total carried to Priced Takeoff					6.00	nr

C DISTRIBUTION & SUPPLY

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 3-phase distribution board, 18-way, with MCBs (nr)							
C1	Main DB, ground floor	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
C2 Sub-distribution board, 12-way (nr)							
C2	First floor	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
C3 Sub-main cable 10 mm² 4-core, DB to sub-DB in conduit (m)							
C3	Riser and run	1.000	18.000			18.00	m
	Total carried to Priced Takeoff					18.00	m
C4 Meter position and service cable to DB (item)							
C4	Supply intake	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
C5 Generator changeover switch (ATS) and generator inlet (item)							
C5	Generator house	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
C6 Inverter sub-panel and changeover wiring (item)							
C6	Essential circuits	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
C7 Earthing: copper rod, earth pit and 16 mm² conductor (item)							
C7	Main earth	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
C8 Chasing walls and making good for conduits (m)							
C8	About 1.4 m per point	1.000	142.000	1.400		198.80	m
	Total carried to Priced Takeoff					198.80	m

D TESTING

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Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Testing, commissioning and certificate (item)							
D1	Whole installation	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

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