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External Works & Drainage Takeoff — Block of Flats

Plot works outside the building line

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

• Plot 45 × 30 m with the 24.0 × 13.5 m block; car park for 8 cars at the front (26 × 12 m).

• U-drain round the building and along the frontage to the public drain; 600 mm culvert under the gate.

• Fence 2 × (45 + 30) m = 150 m less a 4.0 m gate.

• Ground levels assumed fairly flat; no retaining walls needed.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Earthworks	₦2,957,400	10.1%
2	B Drainage	₦5,784,144	19.8%
3	C Paving & kerbs	₦4,959,400	17.0%
4	D Fence & gate	₦11,009,300	37.8%
5	E Water & sewage	₦4,434,400	15.2%
	Measured work	**₦29,144,644**	

Measured work	₦29,144,644
Preliminaries (%)	5.0%
Preliminaries	₦1,457,232
Contingency (%)	5.0%
Contingency	₦1,530,094
VAT (%)	7.5%
VAT	₦2,409,898
TOTAL	**₦34,541,868**

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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External Works & Drainage Takeoff — Block of Flats

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

A EARTHWORKS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Clear site and strip topsoil 150 mm	1,026.00	m²	₦1,300	₦1,333,800
A2	Fill with laterite to levels, compacted, avg 300 mm	158.40	m³	₦10,250	₦1,623,600
				Carried to summary	**₦2,957,400**

B DRAINAGE

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Excavate for U-drain, avg 0.7 m deep	70.56	m³	₦8,650	₦610,344
B2	450 wide RC U-drain 1:2:4, 150 thick walls and base	112.00	m	₦42,900	₦4,804,800
B3	Precast drain covers / gratings at crossings	12.00	m	₦10,250	₦123,000
B4	600 mm precast concrete culvert pipe, laid and surrounded	6.00	m	₦41,000	₦246,000
				Carried to summary	**₦5,784,144**

C PAVING & KERBS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	80 mm interlocking paving on 50 mm sand bed	384.00	m²	₦10,250	₦3,936,000
C2	Precast concrete kerbs, bedded and haunched	172.00	m	₦5,950	₦1,023,400
				Carried to summary	**₦4,959,400**

D FENCE & GATE

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Excavate and cast strip footing for fence	146.00	m	₦14,850	₦2,168,100
D2	225 block fence 1.8 m high above ground, with pillars @ 3 m, rendered	146.00	m	₦48,600	₦7,095,600
D3	Fence coping	146.00	m	₦1,600	₦233,600
D4	Steel sliding gate 4.0 m with pedestrian door	1.00	nr	₦486,000	₦486,000
D5	Gatehouse / security post 2.4 × 2.4 m	1.00	item	₦1,026,000	₦1,026,000
				Carried to summary	**₦11,009,300**

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E WATER & SEWAGE

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
E1	Borehole 60–80 m with casing, submersible pump and test	1.00	item	₦702,000	₦702,000
E2	5,000 L overhead tanks on 6 m steel stand	2.00	nr	₦246,200	₦492,400
E3	Steel tank stand 6 m high with ladder	1.00	item	₦1,296,000	₦1,296,000
E4	Septic tank, 3,000 L equivalent, built in situ	2.00	nr	₦842,400	₦1,684,800
E5	Soakaway pit	2.00	nr	₦129,600	₦259,200
				Carried to summary	**₦4,434,400**

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Dimensions — External Works & Drainage Takeoff — Block of Flats

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

A EARTHWORKS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Clear site and strip topsoil 150 mm (m²)							
A1	Plot 45 × 30 less building	1.000	45.000	30.000		1,350.00	m²
A1	Deduct building footprint	-1.000	24.000	13.500		-324.00	m²
	Total carried to Priced Takeoff					1,026.00	m²
A2 Fill with laterite to levels, compacted, avg 300 mm (m³)							
A2	Car park and paths	1.000	26.000	12.000	0.300	93.60	m³
A2	Side yards	2.000	24.000	4.500	0.300	64.80	m³
	Total carried to Priced Takeoff					158.40	m³

B DRAINAGE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Excavate for U-drain, avg 0.7 m deep (m³)							
B1	Perimeter drain + outfall	1.000	112.000	0.900	0.700	70.56	m³
	Total carried to Priced Takeoff					70.56	m³
B2 450 wide RC U-drain 1:2:4, 150 thick walls and base (m)							
B2	Perimeter drain	1.000	92.000			92.00	m
B2	Outfall to public drain	1.000	20.000			20.00	m
	Total carried to Priced Takeoff					112.00	m
B3 Precast drain covers / gratings at crossings (m)							
B3	Car park crossings	1.000	12.000			12.00	m
	Total carried to Priced Takeoff					12.00	m
B4 600 mm precast concrete culvert pipe, laid and surrounded (m)							
B4	Gate crossing	1.000	6.000			6.00	m
	Total carried to Priced Takeoff					6.00	m

C PAVING & KERBS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 80 mm interlocking paving on 50 mm sand bed (m²)							
C1	Car park	1.000	26.000	12.000		312.00	m²
C1	Footpaths	1.000	48.000	1.500		72.00	m²
	Total carried to Priced Takeoff					384.00	m²
C2 Precast concrete kerbs, bedded and haunched (m)							
C2	Car park edges	1.000	76.000			76.00	m
C2	Paths	2.000	48.000			96.00	m
	Total carried to Priced Takeoff					172.00	m

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D FENCE & GATE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Excavate and cast strip footing for fence (m)							
D1	Boundary	2.000	45.000			90.00	m
D1	Boundary	2.000	30.000			60.00	m
D1	Deduct gate	-1.000	4.000			-4.00	m
	Total carried to Priced Takeoff					146.00	m
D2 225 block fence 1.8 m high above ground, with pillars @ 3 m, rendered (m)							
D2	Boundary less gate	1.000	146.000			146.00	m
	Total carried to Priced Takeoff					146.00	m
D3 Fence coping (m)							
D3	Boundary less gate	1.000	146.000			146.00	m
	Total carried to Priced Takeoff					146.00	m
D4 Steel sliding gate 4.0 m with pedestrian door (nr)							
D4	Main gate	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr
D5 Gatehouse / security post 2.4 × 2.4 m (item)							
D5	Main gate	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

E WATER & SEWAGE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
E1 Borehole 60–80 m with casing, submersible pump and test (item)							
E1	Rear corner	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
E2 5,000 L overhead tanks on 6 m steel stand (nr)							
E2	Tank stand	2.000				2.00	nr
	Total carried to Priced Takeoff					2.00	nr
E3 Steel tank stand 6 m high with ladder (item)							
E3	Rear yard	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
E4 Septic tank, 3,000 L equivalent, built in situ (nr)							
E4	One per 3 flats	2.000				2.00	nr
	Total carried to Priced Takeoff					2.00	nr
E5 Soakaway pit (nr)							
E5	One per septic tank	2.000				2.00	nr
	Total carried to Priced Takeoff					2.00	nr

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