NigeriaBuildingCost.ng · Free sample takeoff — edit the blue cells, quantities and totals recalculate

Painting Takeoff — Block of Flats

Wall areas per flat × 6, ceilings, common areas and external elevations

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

• Wall girth per flat measured as the sum of room perimeters (128 m), 3.0 m to ceiling.

• Deductions: openings over 0.5 m² and wall-tiled areas (about 26 m² per flat).

• Coverage: emulsion ~10 m²/litre per coat; texture coating ~2–2.5 m²/litre. Litres = area × coats ÷ coverage.

• Rates include materials, labour and sundries; scaffold for external work is in the Preliminaries sample.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Internal walls (per flat × 6)	₦5,766,509	43.3%
2	B Ceilings	₦2,005,800	15.1%
3	C Common areas	₦647,808	4.9%
4	D External	₦3,691,716	27.7%
5	E Joinery & metalwork	₦1,202,478	9.0%
	Measured work	**₦13,314,311**	

Measured work	₦13,314,311
Preliminaries (%)	5.0%
Preliminaries	₦665,716
Contingency (%)	5.0%
Contingency	₦699,001
VAT (%)	7.5%
VAT	₦1,100,927
TOTAL	**₦15,779,955**

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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Painting Takeoff — Block of Flats

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

A INTERNAL WALLS (PER FLAT × 6)

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Prepare and prime new plaster, 1 coat	1,884.48	m²	₦610	₦1,149,533
A2	Emulsion paint, 2 full coats	1,884.48	m²	₦2,450	₦4,616,976
				Carried to summary	**₦5,766,509**

B CEILINGS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Emulsion to POP ceilings, 2 coats	732.00	m²	₦2,450	₦1,793,400
B2	Emulsion to staircase soffits and landings	72.00	m²	₦2,950	₦212,400
				Carried to summary	**₦2,005,800**

C COMMON AREAS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Washable sheen emulsion to stairwell walls	201.36	m²	₦2,800	₦563,808
C2	Gloss paint to steel stair balustrade	28.00	m	₦3,000	₦84,000
				Carried to summary	**₦647,808**

D EXTERNAL

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Textured exterior paint, primer + 2 coats (see Exterior Finishes sample)	569.52	m²	₦6,300	₦3,587,976
D2	Fascia boards, oil gloss 3 coats	79.80	m	₦1,300	₦103,740
				Carried to summary	**₦3,691,716**

E JOINERY & METALWORK

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
E1	Polyurethane lacquer to panelled doors, both sides	24.00	nr	₦19,450	₦466,800
E2	Gloss paint to flush doors and frames, both sides	18.00	nr	₦10,250	₦184,500
E3	Gloss paint to burglar-proof bars and service doors	186.84	m²	₦2,950	₦551,178

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	Carried to summary	**₦1,202,478**

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Dimensions — Painting Takeoff — Block of Flats

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

A INTERNAL WALLS (PER FLAT × 6)

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Prepare and prime new plaster, 1 coat (m²)							
A1	Flat wall girth 128 m × 3.0 m	6.000	128.000		3.000	2,304.00	m²
A1	Deduct doors (both faces, 8 per flat)	-96.000	0.900		2.100	-181.44	m²
A1	Deduct windows W1	-42.000	1.500		1.200	-75.60	m²
A1	Deduct windows W2	-18.000	0.600		0.600	-6.48	m²
A1	Deduct wall tiling (bathrooms + kitchen)	-6.000	26.000			-156.00	m²
	Total carried to Priced Takeoff					1,884.48	m²
A2 Emulsion paint, 2 full coats (m²)							
A2	As A1	6.000	128.000		3.000	2,304.00	m²
A2	Deduct doors	-96.000	0.900		2.100	-181.44	m²
A2	Deduct windows W1	-42.000	1.500		1.200	-75.60	m²
A2	Deduct windows W2	-18.000	0.600		0.600	-6.48	m²
A2	Deduct wall tiling	-6.000	26.000			-156.00	m²
	Total carried to Priced Takeoff					1,884.48	m²

B CEILINGS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Emulsion to POP ceilings, 2 coats (m²)							
B1	Flats, less kitchen and bathrooms	6.000	122.000			732.00	m²
	Total carried to Priced Takeoff					732.00	m²
B2 Emulsion to staircase soffits and landings (m²)							
B2	Stairwell, 3 floors	3.000	4.000	6.000		72.00	m²
	Total carried to Priced Takeoff					72.00	m²

C COMMON AREAS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Washable sheen emulsion to stairwell walls (m²)							
C1	Stairwell girth × full height	1.000	20.000		10.500	210.00	m²
C1	Deduct windows	-3.000	2.400		1.200	-8.64	m²
	Total carried to Priced Takeoff					201.36	m²
C2 Gloss paint to steel stair balustrade (m)							

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C2	3 flights + landings	1.000	28.000			28.00	m
	Total carried to Priced Takeoff					28.00	m

D EXTERNAL

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Textured exterior paint, primer + 2 coats (see Exterior Finishes sample) (m²)							
D1	All elevations	1.000	75.000		10.500	787.50	m²
D1	Deduct stone plinth	-1.000	75.000		1.200	-90.00	m²
D1	Deduct windows W1 (7 per flat)	-42.000	1.500		1.200	-75.60	m²
D1	Deduct windows W2 (3 per flat)	-18.000	0.600		0.600	-6.48	m²
D1	Deduct balcony doors	-6.000	1.800		2.400	-25.92	m²
D1	Deduct service doors	-6.000	0.900		2.100	-11.34	m²
D1	Deduct stairwell openings (front)	-3.000	2.400		1.200	-8.64	m²
	Total carried to Priced Takeoff					569.52	m²
D2 Fascia boards, oil gloss 3 coats (m)							
D2	Roof eaves	2.000	25.200			50.40	m
D2	Gables	2.000	14.700			29.40	m
	Total carried to Priced Takeoff					79.80	m

E JOINERY & METALWORK

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
E1 Polyurethane lacquer to panelled doors, both sides (nr)							
E1	Panelled doors	24.000				24.00	nr
	Total carried to Priced Takeoff					24.00	nr
E2 Gloss paint to flush doors and frames, both sides (nr)							
E2	Flush doors	18.000				18.00	nr
	Total carried to Priced Takeoff					18.00	nr
E3 Gloss paint to burglar-proof bars and service doors (m²)							
E3	W1 bars, both sides	84.000	1.500	1.200		151.20	m²
E3	W2 bars, both sides	36.000	0.600	0.600		12.96	m²
E3	Service doors, both sides	12.000	0.900	2.100		22.68	m²
	Total carried to Priced Takeoff					186.84	m²

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