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POP Ceiling & Drywall Partition Takeoff — Office Floor

First floor of the plaza fitted out as offices (half the floor, 216 m²), measured room by room

Project	2-storey shopping plaza, 12 shops (example)
Location	Wetheral Road, Owerri
Client	Chief Nwosu (example)
Floor area	864 m² (36.0 × 12.0 m × 2 floors)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Wetheral Road, Owerri

BASIS OF MEASUREMENT

• First floor east half (18 × 12 m) fitted out as offices; floor-to-ceiling height 3.0 m.

• POP ceilings to cellular offices; exposed-grid tile ceiling to open-plan office, corridor and toilets for service access.

• Partitions: single layer 12.5 mm board each side on 70 mm studs — Nigeria's usual drywall build-up.

• Doors, ironmongery and AC are measured in their own samples.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A POP ceilings	₦2,197,000	26.3%
2	B Suspended tile ceilings	₦2,716,200	32.5%
3	C Drywall partitions	₦2,614,709	31.3%
4	D Decoration	₦822,600	9.9%
	Measured work	**₦8,350,509**	

Measured work	₦8,350,509
Preliminaries (%)	5.0%
Preliminaries	₦417,525
Contingency (%)	5.0%
Contingency	₦438,402
VAT (%)	7.5%
VAT	₦690,483
TOTAL	**₦9,896,918**

Rates are Wetheral Road, Owerri 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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POP Ceiling & Drywall Partition Takeoff — Office Floor

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

A POP CEILINGS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	POP ceiling on timber / metal hangers, flat, skimmed	153.00	m²	₦11,000	₦1,683,000
A2	Extra over for POP drop / step 300 mm	54.80	m	₦3,500	₦191,800
A3	POP cornice 150 mm	111.00	m	₦2,200	₦244,200
A4	Cut-outs for downlights and AC grilles	52.00	nr	₦1,500	₦78,000
				Carried to summary	**₦2,197,000**

B SUSPENDED TILE CEILINGS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	600 × 600 mineral fibre ceiling tiles on exposed grid	164.40	m²	₦15,500	₦2,548,200
B2	Ceiling access panels 600 × 600	6.00	nr	₦28,000	₦168,000
				Carried to summary	**₦2,716,200**

C DRYWALL PARTITIONS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Partition: 12.5 mm gypsum board both sides on 70 mm metal studs @ 600, taped and jointed, to 3.0 m	109.05	m²	₦13,450	₦1,466,723
C2	Extra for 50 mm mineral wool acoustic infill	60.72	m²	₦3,800	₦230,736
C3	Glazed partition, 10 mm toughened glass in aluminium frame	18.00	m²	₦42,000	₦756,000
C4	Gypsum board bulkhead over glazed partitions	7.50	m	₦9,500	₦71,250
C5	Door frames in partitions, timber, incl. extra studs	5.00	nr	₦18,000	₦90,000
				Carried to summary	**₦2,614,709**

D DECORATION

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	Emulsion paint to POP ceilings	133.50	m²	₦2,250	₦300,375
D2	Emulsion paint to partitions, both faces	232.10	m²	₦2,250	₦522,225
				Carried to summary	**₦822,600**

Nigeria Building Costing

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NigeriaBuildingCost.ng

Dimensions — POP Ceiling & Drywall Partition Takeoff — Office Floor

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

A POP CEILINGS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 POP ceiling on timber / metal hangers, flat, skimmed (m²)							
A1	Office 1	1.000	6.000	6.000		36.00	m²
A1	Office 2	1.000	6.000	6.000		36.00	m²
A1	Meeting room	1.000	6.000	4.500		27.00	m²
A1	MD office	1.000	6.000	5.000		30.00	m²
A1	Reception	1.000	6.000	4.000		24.00	m²
	Total carried to Priced Takeoff					153.00	m²
A2 Extra over for POP drop / step 300 mm (m)							
A2	MD office perimeter drop	1.000	19.200			19.20	m
A2	Meeting room	1.000	18.000			18.00	m
A2	Reception	1.000	17.600			17.60	m
	Total carried to Priced Takeoff					54.80	m
A3 POP cornice 150 mm (m)							
A3	Offices 1 & 2	2.000	24.000			48.00	m
A3	MD office	1.000	22.000			22.00	m
A3	Meeting room	1.000	21.000			21.00	m
A3	Reception	1.000	20.000			20.00	m
	Total carried to Priced Takeoff					111.00	m
A4 Cut-outs for downlights and AC grilles (nr)							
A4	Downlights	1.000	46.000			46.00	nr
A4	AC grilles	1.000	6.000			6.00	nr
	Total carried to Priced Takeoff					52.00	nr

B SUSPENDED TILE CEILINGS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 600 × 600 mineral fibre ceiling tiles on exposed grid (m²)							
B1	Open-plan office	1.000	12.000	8.000		96.00	m²
B1	Corridor	1.000	30.000	1.800		54.00	m²
B1	Toilets	2.000	3.000	2.400		14.40	m²
	Total carried to Priced Takeoff					164.40	m²
B2 Ceiling access panels 600 × 600 (nr)							
B2	Above AC units and valves	1.000	6.000			6.00	nr
	Total carried to Priced Takeoff					6.00	nr

C DRYWALL PARTITIONS

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Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Partition: 12.5 mm gypsum board both sides on 70 mm metal studs @ 600, taped and jointed, to 3.0 m (m²)							
C1	Office 1 / 2 dividing wall	1.000	6.000		3.000	18.00	m²
C1	Offices to corridor	1.000	12.000		3.000	36.00	m²
C1	Meeting room	1.000	10.500		3.000	31.50	m²
C1	MD office	1.000	11.000		3.000	33.00	m²
C1	Deduct doors	-5.000	0.900		2.100	-9.45	m²
	Total carried to Priced Takeoff					109.05	m²
C2 Extra for 50 mm mineral wool acoustic infill (m²)							
C2	Meeting room and MD office walls	1.000	21.500		3.000	64.50	m²
C2	Deduct doors	-2.000	0.900		2.100	-3.78	m²
	Total carried to Priced Takeoff					60.72	m²
C3 Glazed partition, 10 mm toughened glass in aluminium frame (m²)							
C3	Meeting room front	1.000	4.500		2.400	10.80	m²
C3	MD office front	1.000	3.000		2.400	7.20	m²
	Total carried to Priced Takeoff					18.00	m²
C4 Gypsum board bulkhead over glazed partitions (m)							
C4	Meeting room + MD office	1.000	7.500			7.50	m
	Total carried to Priced Takeoff					7.50	m
C5 Door frames in partitions, timber, incl. extra studs (nr)							
C5	Partition doors	5.000				5.00	nr
	Total carried to Priced Takeoff					5.00	nr

D DECORATION

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 Emulsion paint to POP ceilings (m²)							
D1	As A1	1.000	133.500			133.50	m²
	Total carried to Priced Takeoff					133.50	m²
D2 Emulsion paint to partitions, both faces (m²)							
D2	As C1, both sides	2.000	116.050			232.10	m²
	Total carried to Priced Takeoff					232.10	m²

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