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Renovation Takeoff — 3-Bedroom Flat

Strip-out, structural alteration, new finishes and services in an existing flat

Project	3-bedroom flat renovation (example)
Location	Surulere, Lagos
Client	Mr Balogun (example)
Floor area	112 m² (existing, 2nd floor)
Prepared by	Example QS (sample)
Rates as at	Oct 2026 · Surulere, Lagos

BASIS OF MEASUREMENT

• Existing 112 m² flat on the 2nd floor; living/dining 7.2 × 4.8, 3 bedrooms 4.0 × 3.6, kitchen 3.6 × 3.0, 2 bathrooms 2.4 × 1.8.

• Kitchen–dining wall removed for an open-plan kitchen; new RC beam over the opening (engineer to confirm size).

• Debris carried down by hand and carted away in tipper loads of about 8 m³.

• Windows and external walls are not part of this job.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Strip-out & demolition	₦763,236	7.9%
2	B Structural & new walls	₦478,448	5.0%
3	C Wall & floor finishes	₦3,027,302	31.4%
4	D Ceilings	₦1,261,440	13.1%
5	E Doors	₦873,600	9.0%
6	F Services	₦2,062,800	21.4%
7	G Decoration & clean	₦1,187,328	12.3%
	Measured work	**₦9,654,154**	

Measured work	₦9,654,154
Preliminaries (%)	5.0%
Preliminaries	₦482,708
Contingency (%)	10.0%
Contingency	₦1,013,686
VAT (%)	7.5%
VAT	₦836,291
TOTAL	**₦11,986,838**

A 10% contingency is used because hidden defects (rotten pipes, weak lintels, damp) usually show up once the strip-out starts.

Rates are Surulere, 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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Renovation Takeoff — 3-Bedroom Flat

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

A STRIP-OUT & DEMOLITION

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Remove existing floor tiles and screed to sound base	95.76	m²	₦1,450	₦138,852
A2	Remove wall tiles from bathrooms and kitchen	39.84	m²	₦1,100	₦43,824
A3	Take down old asbestos / PVC ceiling and noggins	112.00	m²	₦720	₦80,640
A4	Demolish 150 blockwall between kitchen and dining, incl. temporary support	10.80	m²	₦5,400	₦58,320
A5	Remove doors and frames	7.00	nr	₦3,600	₦25,200
A6	Remove sanitary fittings and old pipework, cap off	7.00	nr	₦7,200	₦50,400
A7	Remove old wiring, accessories and DB	1.00	item	₦102,000	₦102,000
A8	Cart debris down 2 floors and away to approved dump	4.00	load	₦66,000	₦264,000
				Carried to summary	**₦763,236**

B STRUCTURAL & NEW WALLS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	RC beam 230 × 300 over new opening, incl. formwork and rebar	4.20	m	₦27,800	₦116,760
B2	New 150 blockwork partition (laundry / store)	10.71	m²	₦11,250	₦120,487
B3	Make good plaster at removed wall junctions and chases	134.00	m	₦1,800	₦241,200
				Carried to summary	**₦478,448**

C WALL & FLOOR FINISHES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Hack off defective plaster and replaster 12 mm (patches)	48.24	m²	₦4,800	₦231,552
C2	Skim coat to all walls before painting	296.00	m²	₦1,450	₦429,200
C3	Levelling screed 25 mm	103.68	m²	₦6,250	₦648,000
C4	600 × 600 porcelain floor tiles	91.68	m²	₦13,200	₦1,210,176
C5	Anti-slip ceramic floor tiles, kitchen and bathrooms	19.44	m²	₦8,600	₦167,184

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C6	Ceramic wall tiles, full height to bathrooms, splashback to kitchen	40.14	m²	₦8,500	₦341,190
				Carried to summary	**₦3,027,302**

D CEILINGS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	POP ceiling with cornice and 1 drop per room	84.96	m²	₦13,200	₦1,121,472
D2	PVC ceiling to kitchen and bathrooms	19.44	m²	₦7,200	₦139,968
				Carried to summary	**₦1,261,440**

E DOORS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
E1	Hang new panelled doors in existing openings, incl. ironmongery	7.00	nr	₦93,600	₦655,200
E2	Steel security door to flat entrance	1.00	nr	₦218,400	₦218,400
				Carried to summary	**₦873,600**

F SERVICES

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
F1	Rewire: lighting, switch and socket points	60.00	nr	₦20,300	₦1,218,000
F2	AC points	4.00	nr	₦19,200	₦76,800
F3	New 12-way DB, earthing and test	1.00	item	₦162,000	₦162,000
F4	Bathroom refit: WC, basin, shower mixer, new PPR pipework	2.00	nr	₦247,200	₦494,400
F5	Kitchen sink and water points	1.00	nr	₦111,600	₦111,600
				Carried to summary	**₦2,062,800**

G DECORATION & CLEAN

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
G1	Emulsion paint, 1 mist + 2 full coats, walls and POP	380.24	m²	₦2,700	₦1,026,648
G2	Gloss paint to door frames and burglar-proof	32.40	m²	₦3,300	₦106,920
G3	Builder's clean and handover	112.00	m²	₦480	₦53,760
				Carried to summary	**₦1,187,328**

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Dimensions — Renovation Takeoff — 3-Bedroom Flat

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

A STRIP-OUT & DEMOLITION

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Remove existing floor tiles and screed to sound base (m²)							
A1	Living / dining	1.000	7.200	4.800		34.56	m²
A1	Bedrooms	3.000	4.000	3.600		43.20	m²
A1	Kitchen	1.000	3.600	3.000		10.80	m²
A1	Corridor	1.000	6.000	1.200		7.20	m²
	Total carried to Priced Takeoff					95.76	m²
A2 Remove wall tiles from bathrooms and kitchen (m²)							
A2	Bathrooms, to 1.8 m	2.000	8.400		1.800	30.24	m²
A2	Kitchen	1.000	8.000		1.200	9.60	m²
	Total carried to Priced Takeoff					39.84	m²
A3 Take down old asbestos / PVC ceiling and noggins (m²)							
A3	Whole flat	1.000	112.000			112.00	m²
	Total carried to Priced Takeoff					112.00	m²
A4 Demolish 150 blockwall between kitchen and dining, incl. temporary support (m²)							
A4	Kitchen wall	1.000	3.600		3.000	10.80	m²
	Total carried to Priced Takeoff					10.80	m²
A5 Remove doors and frames (nr)							
A5	Internal doors	7.000				7.00	nr
	Total carried to Priced Takeoff					7.00	nr
A6 Remove sanitary fittings and old pipework, cap off (nr)							
A6	WC, basin, shower per bathroom	6.000				6.00	nr
A6	Kitchen sink	1.000				1.00	nr
	Total carried to Priced Takeoff					7.00	nr
A7 Remove old wiring, accessories and DB (item)							
A7	Whole flat	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
A8 Cart debris down 2 floors and away to approved dump (load)							
A8	Tipper loads	1.000	4.000			4.00	load
	Total carried to Priced Takeoff					4.00	load

B STRUCTURAL & NEW WALLS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 RC beam 230 × 300 over new opening, incl. formwork and rebar (m)							
B1	Kitchen opening + bearings	1.000	4.200			4.20	m
	Total carried to Priced Takeoff					4.20	m
B2 New 150 blockwork partition (laundry / store) (m²)							
B2	Laundry	1.000	4.200		3.000	12.60	m²
B2	Deduct door	-1.000	0.900		2.100	-1.89	m²

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	Total carried to Priced Takeoff					10.71	m²
B3 Make good plaster at removed wall junctions and chases (m)							
B3	Wall ends, floor and ceiling lines	1.000	14.000			14.00	m
B3	Electrical and plumbing chases	1.000	120.000			120.00	m
	Total carried to Priced Takeoff					134.00	m

C WALL & FLOOR FINISHES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Hack off defective plaster and replaster 12 mm (patches) (m²)							
C1	Damp-damaged areas, bedrooms	1.000	18.000			18.00	m²
C1	Bathroom walls after tile removal	2.000	8.400		1.800	30.24	m²
	Total carried to Priced Takeoff					48.24	m²
C2 Skim coat to all walls before painting (m²)							
C2	Wall area (girth × 3.0 m), net	1.000	296.000			296.00	m²
	Total carried to Priced Takeoff					296.00	m²
C3 Levelling screed 25 mm (m²)							
C3	As A1	1.000	103.680			103.68	m²
	Total carried to Priced Takeoff					103.68	m²
C4 600 × 600 porcelain floor tiles (m²)							
C4	Living / dining / bedrooms / corridor	1.000	91.680			91.68	m²
	Total carried to Priced Takeoff					91.68	m²
C5 Anti-slip ceramic floor tiles, kitchen and bathrooms (m²)							
C5	Kitchen	1.000	3.600	3.000		10.80	m²
C5	Bathrooms	2.000	2.400	1.800		8.64	m²
	Total carried to Priced Takeoff					19.44	m²
C6 Ceramic wall tiles, full height to bathrooms, splashback to kitchen (m²)							
C6	Bathrooms	2.000	8.400		2.400	40.32	m²
C6	Deduct doors	-2.000	0.900		2.100	-3.78	m²
C6	Kitchen splashback	1.000	6.000		0.600	3.60	m²
	Total carried to Priced Takeoff					40.14	m²

D CEILINGS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 POP ceiling with cornice and 1 drop per room (m²)							
D1	Living / dining	1.000	7.200	4.800		34.56	m²
D1	Bedrooms	3.000	4.000	3.600		43.20	m²
D1	Corridor	1.000	6.000	1.200		7.20	m²
	Total carried to Priced Takeoff					84.96	m²
D2 PVC ceiling to kitchen and bathrooms (m²)							
D2	Kitchen	1.000	3.600	3.000		10.80	m²
D2	Bathrooms	2.000	2.400	1.800		8.64	m²
	Total carried to Priced Takeoff					19.44	m²

E DOORS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit

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E1 Hang new panelled doors in existing openings, incl. ironmongery (nr)							
E1	Bedrooms	3.000				3.00	nr
E1	Bathrooms	2.000				2.00	nr
E1	Kitchen / laundry	2.000				2.00	nr
	Total carried to Priced Takeoff					7.00	nr
E2 Steel security door to flat entrance (nr)							
E2	Entrance	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr

F SERVICES

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
F1 Rewire: lighting, switch and socket points (nr)							
F1	Lighting points	22.000				22.00	nr
F1	Socket outlets	24.000				24.00	nr
F1	Switches	14.000				14.00	nr
	Total carried to Priced Takeoff					60.00	nr
F2 AC points (nr)							
F2	Living + bedrooms	4.000				4.00	nr
	Total carried to Priced Takeoff					4.00	nr
F3 New 12-way DB, earthing and test (item)							
F3	Flat	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item
F4 Bathroom refit: WC, basin, shower mixer, new PPR pipework (nr)							
F4	Bathrooms	2.000				2.00	nr
	Total carried to Priced Takeoff					2.00	nr
F5 Kitchen sink and water points (nr)							
F5	Kitchen	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr

G DECORATION & CLEAN

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
G1 Emulsion paint, 1 mist + 2 full coats, walls and POP (m²)							
G1	Walls (as C2)	1.000	296.000			296.00	m²
G1	POP ceilings	1.000	84.240			84.24	m²
	Total carried to Priced Takeoff					380.24	m²
G2 Gloss paint to door frames and burglar-proof (m²)							
G2	Window burglar-proof (both sides)	9.000	1.440	2.000		25.92	m²
G2	Door frames	8.000	5.400	0.150		6.48	m²
	Total carried to Priced Takeoff					32.40	m²
G3 Builder's clean and handover (m²)							
G3	Whole flat	1.000	112.000			112.00	m²
	Total carried to Priced Takeoff					112.00	m²

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