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Septic Tank & Soakaway Takeoff — 4-Bedroom Duplex

Two-chamber septic tank sized for about 8 people, with two soakaway pits

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	Nov 2026 · Lekki, Lagos

BASIS OF MEASUREMENT

• Tank internal 3.0 × 1.5 × 1.8 m (≈ 8,000 L working volume, two chambers 2 : 1); walls of 9" blocks filled solid.

• Two soakaway pits 2.0 × 2.0 × 3.0 m at least 3 m from the building and 30 m from any borehole.

• Sandy Lekki soil: excavation rates include ~20–30% for trench support. Pipe, chamber and cover rates are placeholders.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Excavation	₦811,630	24.8%
2	B Septic tank	₦1,233,547	37.8%
3	C Soakaway pits	₦880,201	26.9%
4	D Pipework	₦340,800	10.4%
	Measured work	**₦3,266,178**	

Measured work	₦3,266,178
Preliminaries (%)	5.0%
Preliminaries	₦163,309
Contingency (%)	5.0%
Contingency	₦171,474
VAT (%)	7.5%
VAT	₦270,072
TOTAL	**₦3,871,033**

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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Septic Tank & Soakaway Takeoff — 4-Bedroom Duplex

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

A EXCAVATION

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Excavate for septic tank, 2.1 m deep	15.88	m³	₦11,500	₦182,620
A2	Excavate for soakaway pits, 3.0 m deep	24.00	m³	₦12,500	₦300,000
A3	Cart away surplus excavated material	39.88	m³	₦8,250	₦329,010
				Carried to summary	**₦811,630**

B SEPTIC TANK

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Blinding 50 mm, 1:3:6	0.38	m³	₦100,400	₦38,152
B2	RC base slab 150 mm, 1:2:4	1.13	m³	₦144,600	₦163,398
B3	Reinforcement to base and cover slab, Y12 @ 200 both ways	127.88	kg	₦2,000	₦255,760
B4	9" blocks filled solid, walls and baffle wall	23.46	m²	₦16,700	₦391,782
B5	Waterproof render to inside faces (cement + waterproofer)	20.70	m²	₦5,200	₦107,640
B6	RC cover slab 150 mm with 2 access openings	1.13	m³	₦185,500	₦209,615
B7	Cast-iron / heavy-duty manhole covers 600 × 600	2.00	nr	₦33,600	₦67,200
				Carried to summary	**₦1,233,547**

C SOAKAWAY PITS

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	9" honeycomb (open-jointed) blockwork lining	42.60	m²	₦13,050	₦555,930
C2	Broken stones / granite to bottom 600 mm	2.88	m³	₦19,200	₦55,296
C3	RC cover slab 150 mm with access opening	1.45	m³	₦185,500	₦268,975
				Carried to summary	**₦880,201**

D PIPEWORK

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	100 mm PVC soil pipe, laid to falls in trench	22.00	m	₦5,400	₦118,800
D2	Inspection chamber 600 × 600 with cover	2.00	nr	₦102,000	₦204,000
D3	Vent pipe 50 mm with cowl	1.00	nr	₦18,000	₦18,000

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	Carried to summary	**₦340,800**

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Dimensions — Septic Tank & Soakaway Takeoff — 4-Bedroom Duplex

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

A EXCAVATION

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Excavate for septic tank, 2.1 m deep (m³)							
A1	Tank 3.6 × 2.1 m	1.000	3.600	2.100	2.100	15.88	m³
	Total carried to Priced Takeoff					15.88	m³
A2 Excavate for soakaway pits, 3.0 m deep (m³)							
A2	2 pits 2.0 × 2.0 m	2.000	2.000	2.000	3.000	24.00	m³
	Total carried to Priced Takeoff					24.00	m³
A3 Cart away surplus excavated material (m³)							
A3	Tank	1.000	3.600	2.100	2.100	15.88	m³
A3	Pits	2.000	2.000	2.000	3.000	24.00	m³
	Total carried to Priced Takeoff					39.88	m³

B SEPTIC TANK

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Blinding 50 mm, 1:3:6 (m³)							
B1	Base	1.000	3.600	2.100	0.050	0.38	m³
	Total carried to Priced Takeoff					0.38	m³
B2 RC base slab 150 mm, 1:2:4 (m³)							
B2	Base	1.000	3.600	2.100	0.150	1.13	m³
	Total carried to Priced Takeoff					1.13	m³
B3 Reinforcement to base and cover slab, Y12 @ 200 both ways (kg)							
B3	Base, 2 layers each way	1.000	72.000	0.888		63.94	kg
B3	Cover slab	1.000	72.000	0.888		63.94	kg
	Total carried to Priced Takeoff					127.88	kg
B4 9" blocks filled solid, walls and baffle wall (m²)							
B4	Outer walls, girth 10.8 m	1.000	10.800		1.950	21.06	m²
B4	Baffle wall	1.000	1.500		1.600	2.40	m²
	Total carried to Priced Takeoff					23.46	m²
B5 Waterproof render to inside faces (cement + waterproofer) (m²)							
B5	Walls	1.000	9.000		1.800	16.20	m²
B5	Base	1.000	3.000	1.500		4.50	m²
	Total carried to Priced Takeoff					20.70	m²
B6 RC cover slab 150 mm with 2 access openings (m³)							
B6	Cover	1.000	3.600	2.100	0.150	1.13	m³
	Total carried to Priced Takeoff					1.13	m³
B7 Cast-iron / heavy-duty manhole covers 600 × 600 (nr)							
B7	Inlet and outlet chambers	2.000				2.00	nr

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	Total carried to Priced Takeoff					2.00	nr

C SOAKAWAY PITS

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 9" honeycomb (open-jointed) blockwork lining (m²)							
C1	2 pits, girth 7.1 m	2.000	7.100		3.000	42.60	m²
	Total carried to Priced Takeoff					42.60	m²
C2 Broken stones / granite to bottom 600 mm (m³)							
C2	2 pits	2.000	1.550	1.550	0.600	2.88	m³
	Total carried to Priced Takeoff					2.88	m³
C3 RC cover slab 150 mm with access opening (m³)							
C3	2 pits	2.000	2.200	2.200	0.150	1.45	m³
	Total carried to Priced Takeoff					1.45	m³

D PIPEWORK

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 100 mm PVC soil pipe, laid to falls in trench (m)							
D1	House to tank	1.000	14.000			14.00	m
D1	Tank to soakaways	1.000	8.000			8.00	m
	Total carried to Priced Takeoff					22.00	m
D2 Inspection chamber 600 × 600 with cover (nr)							
D2	At bends	2.000				2.00	nr
	Total carried to Priced Takeoff					2.00	nr
D3 Vent pipe 50 mm with cowl (nr)							
D3	Tank	1.000				1.00	nr
	Total carried to Priced Takeoff					1.00	nr

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