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Substructure & Foundation Takeoff — 4-Bedroom Bungalow

Everything from site clearance up to DPC and the ground floor slab

Project	4-bedroom bungalow (example)
Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)
Floor area	165 m² (16.5 × 10.0 m)
Prepared by	Example QS (sample)
Rates as at	Nov 2026 · Lugbe, Abuja

BASIS OF MEASUREMENT

• Bungalow 16.5 × 10.0 m; 9" external walls (centre line 2 × (16.5 + 10.0) − 4 × 0.225 = 52.1 m); 6" internal walls 38 m.

• Strip footing 675 wide (external) and 600 wide (internal) × 225 thick at 0.90 m below ground; firm laterite, no water table problems.

• Ground floor raised 0.60 m above ground (6 courses), filled with laterite and hardcore.

• Hardcore, laterite and DPC rates are placeholders — check local tipper prices.

SUMMARY BY ELEMENT

#	Element	Amount (₦)	% of total
1	A Site preparation	₦338,100	3.8%
2	B Excavation	₦577,329	6.5%
3	C Foundation concrete	₦2,439,941	27.4%
4	D Blockwork to DPC	₦1,413,042	15.9%
5	E Ground floor bed	₦4,139,895	46.5%
	Measured work	**₦8,908,307**	

Measured work	₦8,908,307
Preliminaries (%)	5.0%
Preliminaries	₦445,415
Contingency (%)	5.0%
Contingency	₦467,686
VAT (%)	7.5%
VAT	₦736,606
TOTAL	**₦10,558,014**

Rates are Lugbe, Abuja 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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Substructure & Foundation Takeoff — 4-Bedroom Bungalow

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

A SITE PREPARATION

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
A1	Clear site, remove vegetation and strip topsoil 150 mm	222.00	m²	₦1,300	₦288,600
A2	Set out the building (profiles, pegs, string lines)	1.00	item	₦49,500	₦49,500
				Carried to summary	**₦338,100**

B EXCAVATION

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
B1	Excavate foundation trenches, avg 0.90 m deep	52.17	m³	₦8,800	₦459,096
B2	Cart away surplus excavated material	15.66	m³	₦7,550	₦118,233
				Carried to summary	**₦577,329**

C FOUNDATION CONCRETE

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
C1	Blinding 50 mm, plain concrete 1:3:6	2.90	m³	₦92,000	₦266,800
C2	Strip footing 225 mm, concrete 1:2:4	13.04	m³	₦132,600	₦1,729,104
C3	Y12 reinforcement to strip footing, 3 bars each way (optional on firm soil)	240.02	kg	₦1,850	₦444,037
				Carried to summary	**₦2,439,941**

D BLOCKWORK TO DPC

Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
D1	9" sandcrete blocks filled solid with concrete, 1.05 m high (6 courses)	54.71	m²	₦15,300	₦837,063
D2	6" sandcrete blocks filled solid, internal walls	39.90	m²	₦12,200	₦486,780
D3	Damp-proof course (bitumen felt) 225 wide	90.10	m	₦990	₦89,199
				Carried to summary	**₦1,413,042**

E GROUND FLOOR BED

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Ref	Description	Qty	Unit	Rate (₦)	Amount (₦)
E1	Laterite filling to make up levels, compacted in layers	68.97	m³	₦10,450	₦720,737
E2	Hardcore 150 mm, blinded with sand and compacted	22.99	m³	₦9,900	₦227,601
E3	Anti-termite treatment to filling	153.28	m²	₦1,750	₦268,240
E4	DPM, 1000-gauge polythene, lapped 150 mm	168.61	m²	₦1,100	₦185,471
E5	BRC mesh A142 to oversite slab	153.28	m²	₦4,600	₦705,088
E6	Oversite concrete 100 mm, 1:2:4, tamped finish	15.33	m³	₦132,600	₦2,032,758
				Carried to summary	**₦4,139,895**

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Dimensions — Substructure & Foundation Takeoff — 4-Bedroom Bungalow

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

A SITE PREPARATION

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
A1 Clear site, remove vegetation and strip topsoil 150 mm (m²)							
A1	Building + 1 m working space	1.000	18.500	12.000		222.00	m²
	Total carried to Priced Takeoff					222.00	m²
A2 Set out the building (profiles, pegs, string lines) (item)							
A2	Whole building	1.000				1.00	item
	Total carried to Priced Takeoff					1.00	item

B EXCAVATION

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
B1 Excavate foundation trenches, avg 0.90 m deep (m³)							
B1	External walls, centre line 52.1 m	1.000	52.100	0.675	0.900	31.65	m³
B1	Internal walls	1.000	38.000	0.600	0.900	20.52	m³
	Total carried to Priced Takeoff					52.17	m³
B2 Cart away surplus excavated material (m³)							
B2	30% of trench volume	1.000	52.200	1.000	0.300	15.66	m³
	Total carried to Priced Takeoff					15.66	m³

C FOUNDATION CONCRETE

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
C1 Blinding 50 mm, plain concrete 1:3:6 (m³)							
C1	External	1.000	52.100	0.675	0.050	1.76	m³
C1	Internal	1.000	38.000	0.600	0.050	1.14	m³
	Total carried to Priced Takeoff					2.90	m³
C2 Strip footing 225 mm, concrete 1:2:4 (m³)							
C2	External	1.000	52.100	0.675	0.225	7.91	m³
C2	Internal	1.000	38.000	0.600	0.225	5.13	m³
	Total carried to Priced Takeoff					13.04	m³
C3 Y12 reinforcement to strip footing, 3 bars each way (optional on firm soil) (kg)							
C3	External, 3 bars × kg/m	3.000	52.100	0.888		138.79	kg
C3	Internal	3.000	38.000	0.888		101.23	kg
	Total carried to Priced Takeoff					240.02	kg

D BLOCKWORK TO DPC

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
D1 9" sandcrete blocks filled solid with concrete, 1.05 m high (6 courses) (m²)							

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D1	External walls	1.000	52.100		1.050	54.71	m²
	Total carried to Priced Takeoff					54.71	m²
D2 6" sandcrete blocks filled solid, internal walls (m²)							
D2	Internal walls	1.000	38.000		1.050	39.90	m²
	Total carried to Priced Takeoff					39.90	m²
D3 Damp-proof course (bitumen felt) 225 wide (m)							
D3	External	1.000	52.100			52.10	m
D3	Internal	1.000	38.000			38.00	m
	Total carried to Priced Takeoff					90.10	m

E GROUND FLOOR BED

Ref	Location / dimension	Times	L (m)	W (m)	H/D (m)	Quantity	Unit
E1 Laterite filling to make up levels, compacted in layers (m³)							
E1	Inside walls	1.000	16.050	9.550	0.450	68.97	m³
	Total carried to Priced Takeoff					68.97	m³
E2 Hardcore 150 mm, blinded with sand and compacted (m³)							
E2	Inside walls	1.000	16.050	9.550	0.150	22.99	m³
	Total carried to Priced Takeoff					22.99	m³
E3 Anti-termite treatment to filling (m²)							
E3	Inside walls	1.000	16.050	9.550		153.28	m²
	Total carried to Priced Takeoff					153.28	m²
E4 DPM, 1000-gauge polythene, lapped 150 mm (m²)							
E4	Inside walls + 10% laps	1.100	16.050	9.550		168.61	m²
	Total carried to Priced Takeoff					168.61	m²
E5 BRC mesh A142 to oversite slab (m²)							
E5	Inside walls	1.000	16.050	9.550		153.28	m²
	Total carried to Priced Takeoff					153.28	m²
E6 Oversite concrete 100 mm, 1:2:4, tamped finish (m³)							
E6	Inside walls	1.000	16.050	9.550	0.100	15.33	m³
	Total carried to Priced Takeoff					15.33	m³

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