

Schedule of Values / Interim Valuation

Contract sum split by work section — % complete drives each payment

Valuation no.	3	Valuation date	31-Oct-2026
Project	4-bedroom bungalow (example)	Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)	Contractor	Example Builders Ltd

Work section	Scheduled value	% complete	Work done to date	Previously certified	This valuation
Substructure	₦9,266,000	100.0%	₦9,266,000	₦9,266,000	₦0
Frame & walling	₦12,172,000	100.0%	₦12,172,000	₦10,346,000	₦1,826,000
Roofing & ceiling	₦9,321,000	60.0%	₦5,592,600	₦1,864,000	₦3,728,600
Doors & windows	₦1,454,000	30.0%	₦436,200	₦0	₦436,200
Finishes	₦7,845,000	0.0%	₦0	₦0	₦0
Services	₦3,328,000	10.0%	₦332,800	₦0	₦332,800
TOTAL	₦43,386,000		₦27,799,600	₦21,476,000	₦6,323,600

	Gross value this valuation	₦6,323,600
	Retention (%)	5.0%
	Less retention	-₦316,180
	Materials on site (unfixed)	₦950,000
	NET AMOUNT CERTIFIED	₦6,957,420
Contract sum	₦43,386,000	
Overall % complete (%)	64.1%	

Contractor**Client's QS / Project Manager**

Name:

Name:

Date:

Date:

[Free template from NigeriaBuildingCost.ng. Rates are indicative \(Oct 2026\) — check current prices in your location before relying on any figure.](#)

[Faster option: use the free Interim Valuation Calculator at https://nigeriabuildingcost.ng/interim-valuation-calculator](https://nigeriabuildingcost.ng/interim-valuation-calculator)