

BILL OF QUANTITIES

5 Bedroom Duplex (All Rooms Ensuite)

Duplex Enugu 2 Floors 15m × 20m (107.6 m²)

BILL OF QUANTITIES

Date: 17 Sep 2026

Currency: NGN

Total Bills: 4

Bills Subtotal: NGN 27,179,768

Grand Total (Incl. All): NGN 37,671,159

PREAMBLE TO THE BILL OF QUANTITIES

Tenderers are to note the following before pricing: All rates and prices entered in this Bill of Quantities shall be deemed to cover the full cost of labour, materials, plant, equipment, overheads, and profit necessary for the proper execution of the works. Quantities are given as a guide only; the Contractor is responsible for verifying all dimensions from the drawings. The column labelled **Indicative Rate (NGN)** shows current Nigerian market rates for reference only. Tenderers must enter their own competitive rates in the **Your Rate (NGN)** column when submitting this document for tender.

BILL No. 01 — SUBSTRUCTURE (FOUNDATION TO DPC)

Indicative Subtotal: NGN 5,159,225

ITEM	DESCRIPTION OF WORKS	UNIT	QTY	INDICATIVE RATE (NGN)	YOUR RATE (NGN)	INDICATIVE AMOUNT (NGN)
A	Excavation for foundation trenches	m³	23.27	8,000		186,160
B	Backfilling and compacting around foundation	m³	11.63	3,200		37,216
C	Blinding concrete (50mm thick)	m³	1.55	99,375		154,031
D	Concrete foundation footing (1:2:4)	m³	6.98	146,775		1,024,490
E	9" hollow blocks — foundation walls	Nos.	413.68	650		268,892
F	Cement for foundation mortar (1:6 mix)	bags	8.62	14,000		120,680
G	Sharp sand for foundation mortar	tons	1.97	7,250		14,283
H	Block laying labour — foundation	m²	41.37	3,500		144,795
I	Hardcore (granite chippings) filling & compaction	m³	19.40	14,750		286,150
J	Cement for German floor slab (1:2:4)	bags	145.52	14,000		2,037,280
K	Sharp sand for German floor slab	tons	9.70	7,250		70,325
L	Granite for German floor slab	tons	16.49	19,000		313,310
M	German floor casting labour	m²	129.35	1,980		256,113
N	Damp proof membrane (DPM polythene)	m²	148.75	800		119,000
O	Iron rods (12mm Ø) — foundation footing reinforcement	lengths	23.00	5,500		126,500

Bill No. 01 — Substructure (Foundation to DPC)

Carried to Summary

5,159,225

BILL No. 02 — SUPERSTRUCTURE (WALLING TO LINTEL)

Indicative Subtotal: NGN 11,744,474

ITEM	DESCRIPTION OF WORKS	UNIT	QTY	INDICATIVE RATE (NGN)	YOUR RATE (NGN)	INDICATIVE AMOUNT (NGN)
A	9" hollow blocks — external walls	Nos.	2,152.31	650		1,399,002
B	6" hollow blocks — internal partitions	Nos.	1,420.52	900		1,278,468
C	Cement for wall mortar (1:6 mix)	bags	74.43	14,000		1,042,020
D	Sharp sand for wall mortar	tons	17.86	7,250		129,485
E	Block laying labour — walls	m²	333.61	3,500		1,167,635
F	Concrete for structural columns (1:2:4)	m³	2.22	143,150		317,793
G	Concrete for ring beams (1:2:4)	m³	8.63	143,150		1,235,385
H	Formwork — columns and ring beams	m²	113.70	5,000		568,500
I	Precast concrete lintels over openings	No.	48.00	9,000		432,000
J	Suspended floor slab concrete (1:2:4)	m³	16.17	143,150		2,314,736
K	Formwork / soffit decking for suspended slab	m²	129.35	7,000		905,450
L	BRC A393 mesh — suspended slab reinforcement	sheets	12.00	42,000		504,000

Item	Description of Works	Unit	Qty	Indicative Rate (NGN)	Your Rate (NGN)	Indicative Amount (NGN)
M	Concrete staircase — complete	flights	1.00	450,000		450,000
Bill No. 02 — Superstructure (Walling to Lintel)			Carried to Summary	11,744,474		
BILL No. 03 — ROOFING & CEILING				Indicative Subtotal: NGN 2,744,481		
Item	Description of Works	Unit	Qty	Indicative Rate (NGN)	Your Rate (NGN)	Indicative Amount (NGN)
A	Hardwood timber rafters	lengths	57.00	4,500		256,500
B	Hardwood timber purlins	lengths	17.00	4,500		76,500
C	Ridge boards / ridge purlins	lengths	2.00	4,500		9,000
D	Carpenter labour — roof frame	days	7.00	15,000		105,000
E	0.55mm aluminium longspan sheets	sheets	52.00	15,000		780,000
F	Roofing nails and ridge caps	Item	1.00	45,000		45,000
G	Labour — fixing roofing sheets	m²	97.51	3,500		341,285
H	Fascia boards — hardwood	m	41.18	2,200		90,596
I	PVC panel ceiling — supply & fix	m²	215.15	4,000		860,600
J	Timber battens for ceiling framing	lengths	72.00	2,500		180,000
Bill No. 03 — Roofing & Ceiling			Carried to Summary	2,744,481		
BILL No. 04 — FINISHES & SERVICES				Indicative Subtotal: NGN 7,531,588		
Item	Description of Works	Unit	Qty	Indicative Rate (NGN)	Your Rate (NGN)	Indicative Amount (NGN)
A	Internal wall plastering	m²	183.48	3,560		653,189
B	External wall rendering / textcoat	m²	215.23	4,580		985,753
C	Internal painting (2 coats)	m²	183.48	3,726		683,646
D	External painting (2 coats)	m²	215.23	4,471		962,336
E	Ceramic floor tiles (400×400mm) — supply & lay	m²	215.15	6,000		1,290,900
F	External security doors (supply & fix)	No.	2.00	80,000		160,000
G	Internal room doors (supply & fix)	No.	13.00	38,000		494,000
H	Large aluminium windows 4ft×4ft (supply & fix)	No.	6.00	50,000		300,000
I	Toilet / bathroom windows 2ft×2ft (supply & fix)	No.	3.00	22,000		66,000
J	Electrical wiring — 2.5mm twin cable	m	322.72	1,200		387,264
K	Power socket points (supply & fix)	No.	32.00	7,000		224,000
L	Switch points (supply & fix)	No.	22.00	6,500		143,000
M	Light points (supply & fix)	No.	15.00	7,500		112,500
N	WC / toilet suite (supply & fix)	No.	6.00	55,000		330,000
O	Wash hand basin (supply & fix)	No.	6.00	32,000		192,000
P	Shower set (supply & fix)	No.	6.00	42,000		252,000
Q	Kitchen sink unit (supply & fix)	No.	1.00	55,000		55,000
R	Soakaway absorption pits (excavate, fill & cap)	No.	2.00	120,000		240,000
Bill No. 04 — Finishes & Services			Carried to Summary	7,531,588		

SUMMARY OF BILLS

BILL NO.	DESCRIPTION	INDICATIVE AMOUNT (NGN)
No. 01	Substructure (Foundation to DPC)	5,159,225
No. 02	Superstructure (Walling to Lintel)	11,744,474
No. 03	Roofing & Ceiling	2,744,481
No. 04	Finishes & Services	7,531,588
Subtotal — All Bills		27,179,768
Contingency Allowance (10%)		2,717,977
TOTAL CONTRACT SUM (NGN) — INDICATIVE		37,671,159

Note: These quantities and rates are indicative estimates based on Enugu market conditions as of 17 Sep 2026. The Contractor shall verify all quantities against issued drawings and specifications. Actual costs may vary. This BoQ should be reviewed by a qualified Quantity Surveyor before use in tendering or contract award. Rates in the **Your Rate (NGN)** column must be completed by the Contractor when submitting for tender.