

Modern 3-bedroom bungalow, half plot

Elemental BOQ with quantities taken from the same model as the renders and drawings (A-101, A-102).

INDICATIVE. Quantities are measured from the design; rates are public market prices from dated 2025–2026 sources (listed at the end of the BOQ). Verify every rate with a local quantity surveyor and your suppliers before purchase. Prices move monthly in Nigeria.

BUILT-UP AREA	PLOT	CONSTRUCTION	PREPARED
144 m² (125 m² net)	Half plot 18 × 18 m	9" block, RC frame, long-span roof	13 October 2026

KEY MATERIALS

MATERIAL	QTY	UNIT	RATE	AMOUNT
Cement, 50 kg bags (concrete, mortar, render, screed)	889	bag	13,000	₦11,562,398
9" (225 mm) sandcrete hollow blocks, incl. fence + septic	4,691	nr	750	₦3,517,897
6" (150 mm) sandcrete hollow blocks (partitions)	1,551	nr	625	₦969,412
Sharp sand (concrete + blocklaying + screed) ≈ 6.1 trips of 20 t	121.4	t	to confirm	–
Plaster sand (render) ≈ 1.6 trips of 20 t	32.6	t	to confirm	–
Granite 3/4"	128.2	t	17,000	₦2,179,537
Reinforcement bars	4.2	t	1,100,000	₦4,666,911*

* rebar is priced once, in section B. Granite rate is ex-quarry; add haulage. Sand rates left blank: the only 2026 source found looked too low to rely on.

SUMMARY OF PRICED ITEMS

ELEMENT	PRICED (₦)
Bulk materials: cement, blocks, granite (left)	₦18,229,245
A · Substructure	quantities only
B · Frame (columns, lintels, beams, canopy)	₦4,666,911
C · Blockwork	quantities only
D · Roof	₦1,194,989
E · Windows and doors	₦240,000
F · Finishes	₦5,200,454
G · Plumbing and drainage	₦1,500,000
H · Electrical (points)	quantities only
I · External works (half plot)	₦945,000
J · Labour (priced part only)	₦665,770
Total of priced items	₦32,642,368

The total covers only lines with a sourced rate, including the fence. Lines marked **rate to confirm** (windows, roof timber, fittings, electrical, paving, most labour) carry quantities for your suppliers to price. Published 2026 whole-house figures vary widely: ₦95,000–140,000 per m² (source K, i.e. ₦13,680,000–₦20,160,000 for 144 m²) against ₦25M–35M for a smaller 2-bedroom bungalow (source L, Sep 2026). With cement at September 2026 prices, this house sits at the upper end; a local QS will firm it up.

BILL OF QUANTITIES BY ELEMENT

REF	DESCRIPTION	UNIT	QTY	RATE (₦)	AMOUNT (₦)	NOTES
A · Substructure						
A1	Clear site, set out, level (half plot)	m ²	324			rate to confirm
A2	Excavate trench for strip footing 675 wide × 900 deep	m ³	61.9			rate to confirm
A3	Blinding 50 mm (1:3:6)	m ³	3.4			≈ 15 bags · 2.5 t sand · 4.8 t granite
A4	Strip footing 675 × 225, reinforced (1:2:4)	m ³	15.5			≈ 98 bags · 10.9 t sand · 20.4 t granite
A5	Foundation walls 9" block, cores filled (footing to +450)	m ²	115			1,204 blocks (10/m ² + 5%) · mortar 1:6 ≈ 25 bags
A6	Core fill to foundation blocks (1:3:6)	m ³	10.9			≈ 48 bags · 8.1 t sand · 15.1 t granite
A7	Laterite / sharp-sand filling, compacted in 150 mm layers	m ³	75.0			≈ 128 t · rate to confirm (no current Lagos price found)
A8	Anti-termite treatment to filling	m ²	143			rate to confirm
A9	1000-gauge polythene damp-proof membrane	m ²	157			incl. laps · rate to confirm
A10	Ground floor slab 150 mm with A142 mesh (1:2:4)	m ³	21.5			≈ 136 bags · 15.1 t sand · 28.3 t granite
B · Frame (columns, lintels, beams, canopy)						
B1	Columns: 18 nr 225 × 225 + 4 nr 250 × 250 porch (1:2:4)	m ³	5.7			≈ 36 bags · 4.0 t sand · 7.5 t granite
B2	Lintel band 225 × 225 over all openings (continuous) (1:2:4)	m ³	5.2			≈ 33 bags · 3.6 t sand · 6.8 t granite
B3	Ring / roof beam 225 × 225 at wall plate (1:2:4)	m ³	2.4			≈ 15 bags · 1.7 t sand · 3.1 t granite
B4	Porch + veranda canopy slab 150 mm (40.9 m ²) + edge beams (1:2:4)	m ³	8.5			≈ 54 bags · 6.0 t sand · 11.2 t granite
B5	Eyebrow sunshades 600 deep + master window frame (1:2:4)	m ³	2.6			≈ 16 bags · 1.8 t sand · 3.4 t granite
B6	Box gutter behind parapet (1:2:4)	m ³	2.3			≈ 15 bags · 1.6 t sand · 3.0 t granite
B7	Parapet coping (1:2:4)	m ³	0.8			≈ 5 bags · 0.6 t sand · 1.1 t granite
B8	Reinforcement, high-yield bars (all frame + foundations + mesh)	t	4.2	1,100,000 ^D	~~₦~~ 4,666,911	estimate by kg/m ³ per element; incl. binding wire allowance
B9	Formwork to columns, beams, slab (hire / timber)	m ²	190			rate to confirm
Priced subtotal, Frame (columns, lintels, beams, canopy)					₦4,666,911	
C · Blockwork						
C1	External walls 9" (225) hollow block, +450 to parapet (4.65)	m ²	130			1,369 blocks (10/m ² + 5%) · mortar 1:6 ≈ 28 bags
C2	Partitions 6" (150) hollow block to wall plate	m ²	148			1,551 blocks (10/m ² + 5%) · mortar 1:6 ≈ 24 bags
D · Roof						
D1	Roof carcass, treated hardwood: 2"×6" wall plate	length 12 ft	15			rate to confirm

D2	2"×4" rafters / hips / struts	length 12 ft	83				rate to confirm
D3	2"×3" purlins @ 900	length 12 ft	43				rate to confirm
D4	Long-span aluminium 0.55 mm, 8° hip roof (128 m² on slope)	m²	141	8,500 ^E	₺1,194,989	+10% laps / cutting	
D5	Hip cappings, flashings, roofing screws	m	32.0				rate to confirm
D6	Waterproofing to box gutter + canopy top (torch-on membrane)	m²	68.6				rate to confirm
D7	4" PVC downpipes + outlets	nr	6				4 from the box gutter, 2 from the canopy · rate to confirm
Priced subtotal, Roof					₺1,194,989		
E · Windows and doors							
E1	Black aluminium casement / sliding windows, clear glass (13 openings)	m²	24.5				rate to confirm (quotes vary by profile and glass)
E2	Burglary-proof bars to windows (mild steel, painted)	m²	24.5				rate to confirm
E3	Main entrance: 1.2 × 2.4 m double security door (4 ft "Turkish" type)	nr	1	135,000 ^H	₺135,000	or hardwood double door to client choice	
E4	Laundry back door: 0.9 m steel security door	nr	1	105,000 ^H	₺105,000	3 ft type	
E5	Internal flush doors 0.8–0.9 m with frames + ironmongery	nr	9				rate to confirm
Priced subtotal, Windows and doors					₺240,000		
F · Finishes							
F1	Internal render to walls (both faces of partitions)	m²	407				15 mm 1:4 ≈ 55 bags · 12.2 t plaster sand
F2	External render incl. parapet, eyebrows, canopy edges	m²	303				15 mm 1:4 ≈ 41 bags · 9.1 t plaster sand
F3	Floor screed 40 mm (1:3)	m²	134				≈ 47 bags · 7.8 t sand
F4	Floor tiles 600 × 600 (rooms + veranda), +10% cuts	m²	148	12,000 ^E	₺1,774,047	material; tiler labour to confirm	
F5	Wall tiles: wet rooms to 2.1 m + kitchen / laundry splash, +10%	m²	56.1	12,000 ^E	₺673,596	material; tiler labour to confirm	
F6	POP ceiling with cornice, installed	m²	133	4,500 ^G	₺600,311		
F7	Interior emulsion, 2 coats (walls + ceilings)	20 L	11	97,500 ^F	₺1,072,500	≈ 90 m² per bucket per coat	
F8	Exterior weather emulsion, 2 coats (house)	20 L	8	135,000 ^F	₺1,080,000	≈ 80 m² per bucket per coat	
F9	Stacked-stone cladding to feature wall (en-suite front)	m²	10.2				rate to confirm
Priced subtotal, Finishes					₺5,200,454		
G · Plumbing and drainage							
G1	WC suites (close-coupled)	nr	3				en-suite, bath, guest WC · rate to confirm
G2	Wash-hand basins with mixer	nr	3				rate to confirm
G3	Shower trays / tiled showers with mixer + head	nr	3				rate to confirm
G4	Kitchen sink (double bowl) + mixer; laundry tub + washer point	nr	2				rate to confirm

G5	PPR supply pipework, PVC waste + soil pipes, manholes	item	1			rate to confirm
G6	Borehole, shallow, with submersible pump and controls	item	1	1,500,000 ^I	₦1,500,000	depth depends on location; verify locally
G7	Overhead tanks 2 × 2,000 L on 3 m concrete stand	nr	2			stand concrete in H; tanks rate to confirm
G8	Septic tank 2.8 × 1.4 × 1.5 m, 2 chambers (9" block, rendered)	nr	1			165 blocks + ≈ 1.8 m³ concrete (base + cover)
G9	Soakaway pit Ø1.8 × 3.0 m, honeycomb 9" blockwork + cover slab	nr	1			178 blocks + ≈ 0.4 m³ concrete
Priced subtotal, Plumbing and drainage					₦1,500,000	
H · Electrical (points)						
H1	Lighting points (internal 25, external 18 incl. canopy downlights)	nr	43			rate to confirm
H2	13 A socket outlets	nr	27			rate to confirm
H3	AC points (living + 3 bedrooms), cooker point, 2 water-heater points	nr	7			rate to confirm
H4	Distribution board (12-way), changeover switch for generator, earthing	item	1			rate to confirm
I · External works (half plot)						
I1	Fence 9" block, 2.1 m + 2 courses below ground (66.3 m run)	m²	169			1,775 blocks (10/m² + 5%) · mortar 1:6 ≈ 36 bags
I2	Fence strip footing 450 × 150 (1:2:4)	m³	4.5			≈ 28 bags · 3.2 t sand · 5.9 t granite
I3	Fence pillars + coping (1:2:4)	m³	4.1			≈ 26 bags · 2.9 t sand · 5.4 t granite
I4	Fence render, both faces	m²	278			15 mm 1:4 ≈ 38 bags · 8.3 t plaster sand
I5	Exterior emulsion to fence, 2 coats	20 L	7	135,000 ^F	₦945,000	
I6	Vehicle gate 3.8 × 2.05 m (double swing) + pedestrian gate 1.0 m	item	1			steel frame + slats · rate to confirm
I7	Interlocking paving 60–80 mm on sand bed, with kerbs	m²	130			rate to confirm
I8	Tank stand (columns + slab), drain crossing slabs (1:2:4)	m³	2.3			≈ 15 bags · 1.6 t sand · 3.0 t granite
I9	Lawn (carpet grass) + topsoil to front garden	m²	24.4			rate to confirm
Priced subtotal, External works (half plot)					₦945,000	
J · Labour (priced part only)						
J1	Mason-days for all blockwork (≈150 blocks per mason-day with a labourer)	day	41.6	16,000 ^J	₦665,770	labourers, carpenters, iron-benders, tilers, plumbers, electricians: rate to confirm
Priced subtotal, Labour (priced part only)					₦665,770	

RATES: SOURCES AND DATES

- A. **Legit.ng, 4 Sep 2026.** Cement 50 kg: ₦12,000 (Dangote/BUA/HBM market report, 1 Sep 2026); Lagos retail ₦12,500–15,000 in Jul 2026. Used ₦13,000.
<https://www.legit.ng/business-economy/industry/1728984-no-n15000bag-bua-dangote-lafarge-unveil-fresh-cement-prices/>
- B. **NigerianQueries, "Cost of moulding blocks in Lagos", 1 Aug 2026.** 9" block ₦700–800, 6" block ₦600–650 in Lagos, excl. delivery. Used ₦750 / ₦625.
<https://nigerianqueries.com/cost-of-moulding-blocks-in-lagos/>

- C. **Masterpiece Trucks & Granites price list (page © 2025)**. Granite 3/4": ₦17,000 per tonne at the quarry depot (Abeokuta / Ijebu-Ode supply), haulage extra.
<https://masterpiecegranites.carrd.co>
- D. **Nairametrics, 21 Oct 2025; Ownkey cost guide, 9 Jun 2026**. Rebar 10–16 mm ₦1.04M/t (Ikorodu dealer, Oct 2025); ₦1.1M–1.5M/t for 12 mm (Jun 2026). Used ₦1.1M/t.
<https://nairametrics.com/2025/10/21/steel-rod-prices-in-nigeria-rise-by-up-to-210-in-two-years/>
- E. **Ownkey, "Building a house in Nigeria: cost guide", 9 Jun 2026**. Roofing sheet ₦7,000–10,000/m²; ceramic tiles ₦9,000–15,000/m². Used ₦8,500 and ₦12,000.
<https://ownkey.com/ng/blog/building-house-nigeria-cost-guide>
- F. **NigeriaHousingMarket, updated 3 Jun 2026**. 20 L emulsion: Sandtex ₦125,000–145,000 (exterior); Meyer ₦85,000–110,000 (interior). Prices as of Feb 2026.
<https://www.nigeriahousingmarket.com/guides/price-of-paints-in-nigeria>
- G. **NigerianQueries, 22 Jul 2026**. POP ceiling ₦3,000–6,000 per m², installed. Used ₦4,500.
<https://nigerianqueries.com/prices-of-white-pop-cement-in-nigeria/>
- H. **NigerianQueries, "Turkey doors prices", Apr 2026**. Turkish security door: 3 ft ₦100,000–110,000; 4 ft ₦130,000–140,000 (seen in search listing, Apr 2026).
<https://nigerianqueries.com/latest-turkey-doors-prices-in-nigeria/>
- I. **Ownkey borehole guide, 3 Jul 2026**. Borehole, complete: ₦900,000–2,500,000 (drilling ₦0.6–1.6M + pump). Used ₦1.5M for a shallow Lagos borehole.
<https://ownkey.com/ng/blog/borehole-drilling-nigeria-guide>
- J. **Profolio.ng salary guide, checked Sep 2026**. Mason / bricklayer in Lagos: ₦14,000–18,000 per day, labour only. Used ₦16,000.
<https://www.profolio.ng/bricklayer/salary-guide>
- K. **Ownkey build cost index, 30 Jul 2026**. Cross-check: Lagos build rate ₦95,000–140,000 per m² for a standard finish (Q2 2026 index).
<https://ownkey.com/ng/blog/nigeria-build-cost-index-per-square-metre-rates>
- L. **WithinNigeria, 1 Sep 2026**. Cross-check: 2-bedroom bungalow (about 120 m²) in Lagos ₦25M–35M, with cement at ₦13,000–16,000 per bag (Aug 2026).
<https://www.withinnigeria.com/2026/09/01/rough-estimate-of-building-a-2-bedroom-house-in-nigeria-in-2026-cement-labour-roofing-and-finishing-explained/>

BASIS OF MEASUREMENT

- External wall centre-line 47.1 m; partitions 54.8 m; superstructure blockwork 4.20 m high (+450 floor to parapet top), net of openings, lintel band, ring beam and columns. Blocks at 10 per m² plus 5% breakage; mortar at about 45 nine-inch (55 six-inch) blocks per bag of cement, as laid on site.
- Concrete 1:2:4 at about 6.5 bags, 0.7 t sharp sand and 1.3 t granite per m³ (dry-volume factor 1.54); blinding / core fill 1:3:6; mortar 1:6; render 1:4, 15 mm.
- Reinforcement estimated by element (kg/m³): footing 60, columns 160, beams 120, canopy 95, plus A142 mesh to the slab. A structural engineer must size the actual bars.
- Roof: 8° hip on timber trusses behind a 900 mm parapet; sheet area measured on slope +10%.
- Excludes: land, approvals and permits, professional fees, furniture, AC units, generator, inverter/solar, transport beyond the stated rates, contractor overheads and profit, VAT, contingency (allow 10–15%).