Construction Costs

For a 4 bedroom detached house in Lagos: comparing April 2021 and December 2022 figures

Option A

Building Element	Amount in APRIL 2021	Amount in DECEMBER 2022	PRICE DIFF
Substructure	3,745,000.00	7,110,200.00	3,365,200.00
Frames and Upper floors	6,495,000.00	8,442,850.00	1,947,850.00
Staircase	2,380,000.00	3,400,250.00	1,020,250.00
Roof and Roof Covering	6,745,560.00	8,583,000.00	1,837,440.00
External & Internal Walls	3,246,000.00	4,473,900.00	1,227,900.00
Windows	4,478,000.00	6,430,275.00	1,952,275.00
Doors	3,080,000.00	4,902,200.00	1,822,200.00
Services Installations;			
Electrical Installations	5,600,700.00	9,200,200.00	3,599,500.00
Plumbing Installations	3,612,448.00	4,800,000.00	1,187,552.00
Fittings and Fixtures	2,700,000.00	4,500,000.00	1,800,000.00
Finishings	7,800,600.00	11,440,000.00	3,639,400.00
Painting and Decorating	3,795,000.00	5,650,085.00	1,855,085.00
ESTIMATE/UNIT	53,678,308.00	78,932,960.00	25,254,652.00

Option B

Building Element	Amount in APRIL	Amount in DECEMBER 2022	PRICE DIFF
Substructure	7,755,000.00	13,773,500.00	6,018,500.00
Frames and Upper floors	6,495,000.00	8,442,850.00	1,947,850.00
Staircase	2,380,000.00	3,400,250.00	1,020,250.00
Roof and Roof Covering	6,745,560.00	8,583,000.00	1,837,440.00
External & Internal Walls	3,246,000.00	4,473,900.00	1,227,900.00
Windows	4,478,000.00	6,430,275.00	1,952,275.00
Doors	3,080,000.00	4,902,200.00	1,822,200.00
Services Installations;			
Electrical Installations	5,600,700.00	9,200,200.00	3,599,500.00
Plumbing Installations	3,612,448.00	4,800,000.00	1,187,552.00
Fittings and Fixtures	2,700,000.00	4,500,000.00	1,800,000.00
Finishings	7,800,600.00	11,440,000.00	3,639,400.00
Painting and Decorating	3,795,000.00	5,650,085.00	1,855,085.00
ESTIMATE/UNIT	57,688,308.00	85,596,260.00	27,907,952.00

* The above are the approximate cost estimate (s) projection for typical 4-bedroom mansionate buildings in different locations. The first option was in a location where the ground condition is relatively good while the second option was on un-stable/bad soil. Please note that the two buildings have the same floor area but the features are slightly difference and also the total cost varies with quality and level of finishings.

Specifications

Foundation (option A)	Pad foundation footings and earthworks	Finishings	Medium quality vitrified floor tiles and ceramic wall tiles. POP ceiling works
Foundation (option B)	Raft foundation to specific Engr Design	Electrical Installations	Socket outlets, cabling and pipeworks
Concrete Structure	Reinforced concrete column/beam/slab	Plumbing Installations	Pipeworks and medium quality sanitaries
Staircase	Reinforced concrete		
Roof covering	0.55mmlongspan aluminum roof covering with	Fittings	medium quality kitchen cabinet and wardrobes
	timber carcass	External works	External paving etc
Doors and Windows	Medium timber flush door with all frames, lockset and Aluminum Windows	Aproximate floor area - Average contract mark up	275m2 20%

Castles Lifestyle Survey:

BUILDING MATERIAL PRICES - COMPARISON OF PRICESFROM OCTOBER 2021 - DECEMBER 2022

					DIFF (OCT '21 -							DIFF (OCT '21 -	
PAINTS	UNIT	<u>OCT 2021</u>	<u>MAY 2022</u>	<u>DEC 2022</u>		SOURCE	WOOD FINISH	<u>UNIT</u>	<u>OCT 2021</u>	<u>MAY 2022</u>	<u>DEC 2022</u>	<u>DEC '22)</u>	Local (A Market M
0					4 000 00	(Open Market)			10 500 00	40.500.00		10 500 00	Lagos
Coloured emulsion (20 liters)	no	28,000.00	28,000.00	29,800.00	1,800.00		High Qualityper (4 litres)	gal	16,500.00	16,500.00	40.000.00	-16,500.00	
Coloured Emulsion (20 litres) White Emulsion High Quality	no	38,000.00	38,000.00	49,500.00	11,500.00	Berger Paint	Wood Finish White Roller texture coating	gal	10,500.00	12,500.00	18,000.00	7,500.00	
(20 litres) - basic tee	no	25,000.00	25,000.00	27,000.00	2,000.00	Eagle paint	per (20 litres) E	gal	21,000.00	24,000.00		-21,000.00	
Coloured emulsion	no	48,000.00	65,000.00	70,000.00	22,000.00	Dulux Paint	Solignum		8,500.00	12,200.00	13,500.00	5,000.00	
Matt paint (Dulux paint) Coloured Gloss oil high paint	no	55,000.00	70,000.00	72,000.00	17,000.00	Dulux Paint							
Quality(4 litres)	no	18,500.00	18,500.00	21,350.00	2,850.00								
PLUMBING FITTINGS	<u>UNIT</u>	<u>OCT 2021</u>	<u>MAY 2022</u>	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE	REINFORCEMENTS	<u>UNIT</u>	<u>OCT 2021</u>	<u>MAY 2022</u>	DEC 2022	DIFF (OCT '21 - DEC '22)	SOUR
WC Close couple Armitage Shanks - close	no	50,000.00	60,000.00	68,000.00	18,000.00	Sweet Home Make	High Yeild Tensile Bars						
couple WC/no	no	72,000.00	78,000.00	95,000.00	23,000.00	Local market	10mm diameter	ton	435,000.00	525,000.00	530,000.00	95,000.00	Tigre stee
Wash Hand Basin (big with one tap) E	no	15,000.00	20,000.00	25,000.00	10,000.00	Twford China	12mm diameter	ton	435,000.00	525,000.00	530,000.00	95,000.00	Tigre s
Toilet roll holder Kitchen sink singel bowl	no	5,500.00	5,500.00	7,500.00	2,000.00		16mm diameter	ton	435,000.00	525,000.00	530,000.00	95,000.00	Tigre s
dra\iner	no	9,500.00	10,000.00	15,500.00	6,000.00	Local market	20mm diameter	ton	435,000.00	525,000.00	530,000.00	95,000.00	Tigre s
Ariston Water Heater (small)	no	45,000.00	48,000.00	53,000.00	8,000.00	Local market	25mm diameter	ton	435,000.00	525,000.00	530,000.00	95,000.00	Tigre s
Ariston Water Heater (big)	no	53,000.00	55,000.00	65,000.00	12,000.00	Local market							OrdinaryL
Planbing Pip							10mm diameter 12mm diameter	ton ton	415,000.00	420,000.00 420.000.00	420,000.00	5,000.00 5,000.00	stee
100mm dia UPVC pipe/no	no	4,000.00	4,500.00	5,500.00	500.00	Local market	16mm diameter	ton	415,000.00	425,000.00	420,000.00	10,000.00	do
50mm dia UPVC pipe/no	no	2,100.00	2,500.00	2,800.00	400.00	Local market	OrdinaryNails 5",4"	Bag	10,500.00 1,200.00	12,500.00 1,500.00	12,500.00 1,500.00	2,000.00 300.00	Loca
							Concrete Nails	Pkt	.,				
BUILDING MATERIAL P	RICES	- COMPARI	SON OF PRICE	S FROM OCT	OBER 2021-DE	ECEMBER 202	P	TR					
BUILDING MATERIAL P	RICES	- COMPARI	SON OF PRICE	S FROM OCT		_	P						
BUILDING MATERIAL P		- COMPARI: 	SON OF PRICE MAY 2022	S FROM OCT	DIFF (OCT '21 -	_	P		OCT 2021	<u>MAY 2022</u>		DIFF (OCT '21 - DEC '22)	- <u>SOUR</u>
ELECTRICAL MATERIALS		OCT 2021			DIFF (OCT '21 -		2						- <u>SOUR</u>
ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red , pl/ww) 4mm Electrical single core cable/coil (green, red ,	UNIT coil/ coil/	<u>OCT 2021</u> - 39,000.00	<u>MAY 2022</u> 52,000.00	<u>DEC 2022</u> 53,000.00	DIFF (OCT '21 - DEC '22) 14,000.00	SOURCE Nigeria wire & cable Nigeria wire &	2 <u>ROAD PAVING</u> 60mm thick paving stone/m2 500mm long precast		<u>OCT 2021</u> 4,550.00	<u>MAY 2022</u> 5,900.00	<u>DEC 2022</u> 6,100.00	DEC '22)	HFP
ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red , yl low) 4mm Electrical single core cable/coil (green, red , y llow) 2.5mm Electrical single core	UNIT coil/ 100m coil/	<u>OCT 2021</u>	<u>MAY 2022</u>	<u>DEC 2022</u>	<u>DIFF (OCT '21 - DEC '22)</u>	SOURCE Nigeria wire & cable	2 ROAD PAVING 60mm thick paving stone/m2		<u>OCT 2021</u>	<u>MAY 2022</u>	<u>DEC 2022</u>	<u>DEC '22)</u>	HFP
ELECTRICAL MATERIALS	UNIT coil/ coil/	<u>OCT 2021</u> - 39,000.00	<u>MAY 2022</u> 52,000.00	<u>DEC 2022</u> 53,000.00	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00	SOURCE Nigeria wire & cable Nigeria wire &	2 <u>ROAD PAVING</u> 60mm thick paving stone/m2 500mm long precast		<u>OCT 2021</u> 4,550.00	<u>MAY 2022</u> 5,900.00	<u>DEC 2022</u> 6,100.00	DEC '22)	HFP
ELECTRICAL MATERIALS 6mm Electrical single core cable (orgreen, red, sellow) 4mm Electrical single core cable/coil (green, red, selbe/coil (green, red, selbe/coil (green, red, selbe/coil (green, red, selbe/coil (green, red,	LUNIT Coil/ 100m Coil/ 100m Coil/	<u>OCT 2021</u> 39,000.00 26,000.00 15,800.00	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00	DEC 2022 53,000.00 36,000.00 22,000.00	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00 6,200.00	SOURCE Nigeria wire & cable Nigeria wire & colman Nigeria wire &	2 <u>ROAD PAVING</u> 60mm thick paving stone/m2 500mm long precast		<u>OCT 2021</u> 4,550.00	<u>MAY 2022</u> 5,900.00	<u>DEC 2022</u> 6,100.00	DEC '22)	HFP
ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red , gllow) 4mm Electrical single core cable/coil (green, red , gllow) 2.5mm Electrical single core cable/coil (green, red , gllow) 1.5mm Electrical single core cable/coil (green, red , gllow) 1.5mm Electrical single core cable/coil (green, red , gllow) 1 gang 1 wayswitch	Coil/ 100m coil/ 100m coil/ 100m coil/ 100m no	<u>OCT 2021</u> - 39,000.00 26,000.00 15,800.00 9,700.00 1,150.00	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 11,000.00 1,150.00	DEC 2022 53,000.00 36,000.00 22,000.00 13,100.00 1,200.00	DIFF (OCT '21 - <u>DEC '22)</u> 14,000.00 10,000.00 6,200.00 3,400.00 50.00	SOURCE Nigeria wire & cable Nigeria wire & cable	2 60mm thick paving stone/m2 500mm long precast concrete road kerb/no		<u>OCT 2021</u> 4,550.00	<u>MAY 2022</u> 5,900.00	<u>DEC 2022</u> 6,100.00	DEC '22)	HFP Loca
ELECTRICAL MATERIALS 6mm Electrical single core cable (orgreen, red, pllow) 4mm Electrical single core cable/coil (green, red, pllow) 1.5mm Electrical single core cable/coil (green, red, pllow) 1.5mm Electrical single core cable/coil (green, red, pllow) 1 gang 1 wayswitch 1 gang 2 wayswitch	LUNIT Coil/ 100m Coil/ 100m Coil/ 100m Coil/ 100m no no	OCT 2021 - 39,000.00 26,000.00 15,800.00 9,700.00 1,150.00 1,800.00	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,150.00 1,150.00 1,800.00	DEC 2022 53,000.00 36,000.00 22,000.00 13,100.00 1,200.00 1,250.00	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00 6,200.00 50.00 50.00	SOURCE Nigeria wire & cable Nigeria wire & colman Nigeria wire &	2 <u>ROAD PAVING</u> 60mm thick paving stone/m2 500mm long precast concrete road kerb/no PLUMBING PIPES		<u>OCT 2021</u> 4,550.00 1,100.00	<u>MAY 2022</u> 5,900.00 1,100.00	<u>DEC 2022</u> 6,100.00 1,450.00	<u>DEC '22)</u> 1,550.00 350.00	HFP Loca
ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red , y llow) 4mm Electrical single core cable/coil (green, red , y llow) 2.5mm Electrical single core cable/coil (green, red , y llow) 1.5mm Electrical single core cable/coil (green, red , y llow) 3.5mm Electrical single core cable/coil (green, red , y llow) 1.5mm Electrical single core cable/coil (green, red , y llow) 3.5mm Electrical single core cable/coil (green, red , y llow) 1.5mm Electrical single core cable/coil (green, red , y llow) 3.5mm Electrical single core cable/coil (green, red ,	Coil/ 100m coil/ 100m coil/ 100m coil/ 100m no no no no	OCT 2021 - 39,000.00 26,000.00 15,800.00 1,150.00 1,150.00 1,800.00 2,100.00	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,150.00 1,800.00 1,850.00 2,100.00	DEC 2022 53,000.00 36,000.00 22,000.00 1,200.00 1,200.00 2,000.00 2,200.00	DIFF (OCT '21 - <u>DEC '22)</u> 14,000.00 10,000.00 6,200.00 6,200.00 50.00 50.00 150.00 150.00	SOURCE Nigeria wire & cable Nigeria wire & colman Nigeria wire &	2 60mm thick paving stone/m2 500mm tong precast concrete road kerb/no PLUMBING PIPES 150mm dia UPVC pipe (6m) 150mm dia UPVC pipe (6m)		<u>OCT 2021</u> 4,550.00 1,100.00 7,000.00 4,000.00	MAY 2022 5,900.00 1,100.00 7,500.00 4,000.00	<u>DEC 2022</u> 6,100.00 1,450.00 10,500.00 4,500.00	<u>DEC '22)</u> 1,550.00 350.00 3,500.00 500.00	HFP Loca (Open Mar Meduim c Meduim c
ELECTRICAL MATERIALS Gmm Electrical single core cable (or green, red, sellow) 4mm Electrical single core cable/coil (green, red, sellow) 2.5mm Electrical single core cable/coil (green, red, sellow) 1.5mm Electrical single core 1.5mm	UNIT UNIT Coil/ 100m Coil/ 100m Coil/ 100m no no no no no no no no	OCT 2021 	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,150.00 1,850.00 1,850.00 2,100.00	DEC 2022 53,000.00 36,000.00 22,000.00 1,200.00 1,850.00 2,000.00 2,200.00 2,200.00 2,200.00	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00 6,200.00 6,200.00 50.00 50.00 150.00 100.00	SOURCE Nigeria wire & cable Nigeria wire & colman Nigeria wire &	2 60mm thick paving stone/m2 500mm long precast concrete road kerb/no PLUMBING PIPES 150mm dia UPVC pipe (6m) 100mm dia UPVC pipe (6m) 100mm dia UPVC pipe (6m)	UNIT UNIT	<u>OCT 2021</u> 4,550.00 1,100.00 7,000.00 4,000.00 2,500.00	<u>MAY 2022</u> 5,900.00 1,100.00 7,500.00 4,000.00 3,000.00	<u>DEC 2022</u> 6,100.00 1,450.00 10,500.00 4,500.00 4,500.00	<u>DEC '22)</u> 1,550.00 350.00 3,500.00 500.00 1,500.00	HFP Loc
ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red, gliow) 4mm Electrical single core cable/coil (green, red, gliow) 2.5mm Electrical single core cable/coil (green, red, gliow) 1.5mm Electrical single core cable/coil (green, red, gliow) 1 gang 1 wayswitch 1 gang 2 wayswitch 2 gang 2 wayswitch 3 gang 1 wayswitch 15A Socket/no 15A Socket/no	Coil/ 100m coil/ 100m coil/ 100m coil/ 100m no no no no	OCT 2021 - 39,000.00 26,000.00 15,800.00 1,150.00 1,150.00 1,800.00 2,100.00	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,150.00 1,800.00 1,850.00 2,100.00	DEC 2022 53,000.00 36,000.00 22,000.00 1,200.00 1,200.00 2,000.00 2,200.00	DIFF (OCT '21 - <u>DEC '22)</u> 14,000.00 10,000.00 6,200.00 6,200.00 50.00 50.00 150.00 150.00	SOURCE Nigeria wire & cable Nigeria wire & colman Nigeria wire &	2 60mm thick paving stone/m2 500mm tong precast concrete road kerb/no PLUMBING PIPES 150mm dia UPVC pipe (6m) 150mm dia UPVC pipe (6m)		<u>OCT 2021</u> 4,550.00 1,100.00 7,000.00 4,000.00	MAY 2022 5,900.00 1,100.00 7,500.00 4,000.00	<u>DEC 2022</u> 6,100.00 1,450.00 10,500.00 4,500.00	<u>DEC '22)</u> 1,550.00 350.00 3,500.00 500.00 1,500.00 100.00	HFP Loc (Open Mal Meduim - Meduim - Meduim -
ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red, sellow) 4mm Electrical single core cable/coil (green, red, sellow) 2.5mm Electrical single core cable/coil (green, red, sellow) 1.5mm Electrical single core green, sellow) 1.5mm Electrical single core 1.5mm Electrical s	LINIT Coil/ 100m Coil/ 100m Coil/ 100m Coil/ 100m No No No No No No No No	OCT 2021 39,000.00 26,000.00 15,800.00 1,150.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 2,1000.00	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,150.00 1,850.00 2,100.00 1,900.00 1,500.00 2,500.00	DEC 2022 53,000.00 36,000.00 22,000.00 1,200.00 1,850.00 2,200.00 2,200.00 2,200.00 1,855.00 2,200.00 1,655.00 2,800.00	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00 6,200.00 6,200.00 50.00 50.00 50.00 100.00 100.00 150.00 300.00	SOURCE Nigeria wire & cable Nigeria wire & colman Nigeria wire &	2 60mm thick paving stone/m2 500mm long precast concrete road kerb/no PLUMBING PIPES 150mm dia UPVC pipe (6m) 100mm dia UPVC pipe (6m) 50mm dia UPVC pipe (6m) 100mm dia Tigre 45 degree	UNIT UNIT No no no no no	<u>OCT 2021</u> 4,550.00 1,100.00 7,000.00 4,000.00 2,500.00 2,700.00 1,100.00	<u>MAY 2022</u> 5,900.00 1,100.00 7,500.00 4,000.00 3,000.00 2,500.00 1,100.00	<u>DEC 2022</u> 6,100.00 1,450.00 10,500.00 4,500.00 4,500.00 2,800.00 1,250.00	<u>DEC '22)</u> 1,550.00 350.00 3,500.00 1,500.00 1,500.00 100.00 150.00	HFP Loc (Open Mad Meduim Meduim Meduim Meduim
ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red , gllow) 4mm Electrical single core cable/coil (green, red , gllow) 2.5mm Electrical single core cable/coil (green, red , gllow) 1.5mm Electrical single core cable/coil (green, red , gllow) 1 gang 1 wayswitch 1 gang 2 wayswitch 1 gang 2 wayswitch 15A Socket/no DF Switch/no Chanderlier light fittings (medium quality bulk headed light fittings	UNIT coil/ 100m coil/ 100m coil/ 100m coil/ 100m coil/ 100m no	0CT 2021 39,000.00 26,000.00 15,800.00 1,150.00 1,150.00 2,100.00 2,100.00 2,500.00 66,500.00 7,000.00	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,150.00 1,850.00 2,100.00 1,500.00 2,500.00 66,500.00 7,000.00	DEC 2022 53,000.00 36,000.00 22,000.00 1,200.00 2,200.00 2,200.00 2,200.00 2,200.00 2,200.00 2,200.00 2,200.00 2,200.00 2,200.00 2,200.00 2,200.00 0,1,650.00 2,800.00 0,7,500.00	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00 6,200.00 6,200.00 50.00 50.00 150.00 100.00 150.00	SOURCE Nigeria wire & cable Nigeria wire & colman Nigeria wire &	2 60mm thick paving stone/m2 500mm long precast concrete road kerb/no PLUMBING PIPES 150mm dia UPVC pipe (6m) 100mm dia UPVC pipe (6m) 50mm dia UPVC pipe (6m) 50mm dia UPVC pipe (6m) 50mm dia UPVC pipe (6m)		<u>OCT 2021</u> 4,550.00 1,100.00 7,000.00 4,000.00 2,500.00 2,700.00	MAY 2022 5,900.00 1,100.00 7,500.00 4,000.00 3,000.00 2,500.00	<u>DEC 2022</u> 6,100.00 1,450.00 10,500.00 4,500.00 4,500.00 2,800.00	<u>DEC '22)</u> 1,550.00 350.00 3,500.00 500.00 1,500.00 100.00 150.00 50.00	HFP Loca (Open Mar Meduim o Meduim o Meduim o Meduim o Meduim o
ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red, sllow) 4mm Electrical single core cable/coil (green, red, sllow) 2.5mm Electrical single core cable/coil (green, red, sllow) 1.5mm Electrical single core cable/coil (green, red, green, red, sllow) 1.5mm Electrical single core cable/coil (green, red, green, red, sllow) 1.5mm Electrical single core cable/coil (green, red, green, red, green, red, sllow) 1.5mm Electrical single core cable/coil (green, red, green, red, green, red, sllow) 1.5mm Electrical single core cable/coil (green, red, green, red	LINIT Coil/ 100m Coil/ 100m Coil/ 100m Coil/ 100m No No No No No No No No	0CT 2021 - 39,000.00 26,000.00 15,800.00 1,150.00 1,850.00 1,850.00 1,850.00 1,500.00 0,500.00 66,500.00	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,150.00 1,850.00 2,100.00 1,500.00 1,500.00 66,500.00	DEC 2022	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00 6,200.00 6,200.00 50.00 50.00 150.00 150.00 150.00 150.00 150.00 300.00 0.00	SOURCE Nigeria wire & cable Nigeria wire & colman Nigeria wire &	2 BOAD PAVING Comm thick paving stone/m2 S00mm long precast concrete road kerb/no PLUMBING PIPES 150mm dia UPVC pipe (6m) 100mm dia Tigre bend 100mm dia Tigre bend	UNIT UNIT UNIT	<u>OCT 2021</u> 4,550.00 1,100.00 4,000.00 2,500.00 2,500.00 1,100.00 1,000.00	MAY 2022 5,900.00 1,100.00 7,500.00 4,000.00 3,000.00 2,500.00 1,100.00 1,050.00	<u>DEC 2022</u> 6,100.00 1,450.00 4,500.00 4,500.00 2,800.00 1,250.00 1,100.00	<u>DEC '22)</u> 1,550.00 350.00 3,500.00 500.00 1,500.00 100.00 150.00 50.00	HEP Loca (Open Mar Meduim o Meduim o Meduim o Meduim o Meduim o
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ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red , gllow) 4mm Electrical single core cable(coil (green, red , gllow) 1.5mm Electrical single core cable(coil (green, red , gllow) 1.5mm Electrical single core cable(coil (green, red , gllow) 1 gang 1 wayswitch 1 gang 2 wayswitch 2 gang 2 wayswitch 13A Socket/no DP Switch/no Chanderlier light fittings 1 x 36W Energysaving light fitting- 25mm PVC diginit/pipe/no 25mm PVC di	Coll Coll Coll 100m Coll 100m Coll 100m Coll 100m No No No No No No No No No No No No No	OCT 2021 39,000.00 26,000.00 15,800.00 15,800.00 1,150.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,900.0	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,000.00 1,1500.00 2,100.00 1,500.00 2,500.00 66,500.00 7,000.00 3,500.00 3,500.00 11,500.00 11,500.00 11,500.00 11,500.00 11,500.00	DEC 2022 53,000.00 36,000.00 22,000.00 13,100.00 1,220.00 2,000.00 2,200.00 2,200.00 2,200.00 6,000.00 7,500.00 6,100.00 6,100.00 6,100.00 13,000.00 14,0000	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00 6,200.00 6,200.00 50.00 50.00 150.00 150.00 150.00 100.00 100.00 100.00 0.00	SOURCE SOURCE Nigeria wire & Colman Nigeria wire & Colman Nigeria wire & Cable	2 BOAD PAVING 60mm thick paving stone/m2 500mm long precast concrete road kerb/no PLUMBING PIPES 150mm dia UPVC pipe (6m) 100mm dia UPVC pipe (6m) 50mm dia UPVC pipe (6m) 50mm dia UPVC pipe (6m) 100mm dia Tigre Tee 50mm dia Tigre Tee 50mm dia Tigre Tee 50mm dia Tigre Tee 32mm	UNIT UNIT UNIT	<u>OCT 2021</u> 4,550.00 1,100.00 2,500.00 2,700.00 1,100.00 1,050.00 1,200.00 450.00 450.00 450.00 300.00 15,000.00	<u>MAY 2022</u> 5,900.00 1,100.00 1,100.00 2,500.00 1,050.00 1,200.00 1,200.00 450.00 450.00 3,500.00	<u>DEC 2022</u> 6,100.00 1,450.00 10,500.00 4,500.00 4,500.00 1,250.00 1,250.00 1,350.00 1,050.00 500.00 500.00 500.00 350.00 16,500.00	<u>DEC '22)</u> 1,550.00 350.00 350.00 3,500.00 1,500.00 100.00 150.00 100.00 150.00 100.00 50.00 50.00 50.00 50.00 50.00 50.00 160.00 160.00	HFP Loca (Open Mat Meduim of Meduim of Meduim of Meduim of Meduim of Meduim of
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ELECTRICAL MATERIALS 6mm Electrical single core cable (green, red , gllow) 4mm Electrical single core cable/coil (green, red , gllow) 2.5mm Electrical single core cable/coil (green, red , gllow) 1.5mm Electrical single core cable/coil (green, red , gllow) 1.5mm Electrical single core cable/coil (green, red , gllow) 1 gang 1 wayswitch 1 gang 2 wayswitch 2 gang 2 wayswitch 3 gang 1 wayswitch 13A Socket/no DP Switch/no Chanderlier light fittings 4 x 13W light fittings 1 x 36W Energysaving light fitting- 20mm PVC diginitpipe/no 25mm PVC diginitpipe/no	JUNIT coil/ 100m coil/ 100m coil/ 100m coil/ 100m coil/ 100m coil/ 100m no uno uno no no uno uno uno uno uno uno uno uno	OCT 2021 39,000.00 26,000.00 15,800.00 15,800.00 1,150.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,800.00 1,900.0	<u>MAY 2022</u> 52,000.00 36,000.00 19,000.00 1,000.00 1,1500.00 2,100.00 1,500.00 2,500.00 66,500.00 7,000.00 3,500.00 3,500.00 11,500.00 11,500.00 11,500.00 11,500.00 11,500.00	DEC 2022 53,000.00 36,000.00 22,000.00 13,100.00 1,220.00 2,000.00 2,200.00 2,200.00 2,200.00 6,000.00 7,500.00 6,100.00 6,100.00 6,100.00 13,000.00 14,0000	DIFF (OCT '21 - DEC '22) 14,000.00 10,000.00 6,200.00 6,200.00 50.00 50.00 150.00 150.00 150.00 100.00 100.00 100.00 0.00	SOURCE SOURCE Nigeria wire & Colman Nigeria wire & Colman Nigeria wire & Cable	2 BOAD PAVING 60mm thick paving stone/m2 500mm long precast concrete road kerb/no PLUMBING PIPES 150mm dia UPVC pipe (6m) 100mm dia UPVC pipe (6m) 50mm dia UPVC pipe (6m) 50mm dia UPVC pipe (6m) 100mm dia Tigre Tee 50mm dia Tigre Tee 50mm dia Tigre Tee 50mm dia Tigre Tee 32mm	UNIT UNIT UNIT	<u>OCT 2021</u> 4,550.00 1,100.00 7,000.00 4,000.00 2,700.00 1,100.00 1,050.00 1,200.00 450.00 450.00 450.00 300.00 15,000.00	<u>MAY 2022</u> 5,900.00 1,100.00 1,100.00 2,500.00 1,050.00 1,200.00 1,200.00 450.00 450.00 3,500.00	<u>DEC 2022</u> 6,100.00 1,450.00 10,500.00 4,500.00 4,500.00 1,250.00 1,250.00 1,350.00 1,050.00 500.00 500.00 500.00 350.00 16,500.00	<u>DEC '22)</u> 1,550.00 350.00 350.00 3,500.00 1,500.00 100.00 150.00 100.00 150.00 100.00 50.00 50.00 50.00 50.00 50.00 50.00 160.00 160.00	HFP Loca (Open Mar Meduim c

BUILDING MATERIAL	RICES	- COMPARI	SON OF PRICE	S FROM OCT	OBER 2021-DE	CEMBER 202	2						
CEMENT BLOCK WORK	UNIT	<u>OCT 2021</u>	<u>MAY 2022</u>	<u>DEC 2022</u>	DIFF (OCT '21 - DEC '22)	<u>SOURCE</u>	EARTH I WORK	<u>UNIT</u>	<u>OCT 2021</u>	<u>MAY 2022</u>	<u>DEC 2022</u>	DIFF (OCT '21 - DEC '22)	SOURCE
Cement per 50kg	bag	3,850.00	4,000.00	4,300.00	450.00	Dangote	Granite per 30ton lorry load	trip	245,000.00	320,000.00	395,000.00	150,000.00	Open Marke
Cement per tonne (20 bags)	ton	77,000.00	80,000.00	86,000.00	9,000.00	Local	Sharp sand per tipper load (20tonnes) Soft sand per tipper load (20	trip	70,000.00	80,000.00	95,000.00	25,000.00	Open Marke
Sand crete block 9 x 9 x 18	no	300.00	320.00	350.00	50.00	Local	tonnes)	trip	65,000.00	85,000.00	100,000.00	35,000.00	do
Sand crete block 6 x 9 x 18	no	240.00	280.00	320.00	80.00	Local	Filling sand (red lateriate) per tipper load (5 tonne)	trip	42,000.00	65,000.00	66,000.00	24,000.00	do
Perforated /screen blocks 10 x 14	no	900.00	900.00	950.00	50.00	oregun clay industries	Filling sand (whitesand) per tipper load (20 tonne)	trip	80,000.00	85,000.00	86,000.00	6,000.00	do
Hollow clay brick 18 x 14 /nd	no	730.00	780.00	835.00	105.00	do	Quarry dust material (30ton lorry)	trip	210,000.00	260,000.00	320,000.00	110,000.00	do
Hollow clay pot 200*400*250 (clay pots/bricks with transportation within Lagos)	no	650.00	700.00	750.00	100.00								
TIMBER I WORK	UNIT	<u>OCT 2021</u>	<u>MAY 2022</u>	<u>DEC 2022</u>	DIFF (OCT '21 - DEC '22)	SOURCE	SOFT WOOD (AFARA)	<u>UNIT</u>	<u>OCT 2021</u>	<u>MAY 2022</u>	<u>DEC 2022</u>	DIFF (OCT '21 - DEC '22)	SOURCE
(HARDWOOD AKUN)													
2 x 6 x 12 per length	lgth	1,750.00	1,850.00	2,800.00	100.00	do	2 x 4 x 12	lgth	900.00	1100.00	1400.00	200.00	do
2 x 4 x 12 per length	l g th	1,200.00	1,350.00			do	2 x 3 x 12	lgth	600.00	800.00	1100.00		do
2 x 3 x 12 per length	l g th	800.00	1,000.00	1,400.00		do	1 x 2 x 12	lǥth	1550.00	2200.00	3000.00		do
1 x 12 x 12 per length	lgth	2,500.00	3,500.00	3,900.00		do	2 x 2	lǥth	400.00	600.00	600.00	200.00	do
3 x 4 x 12 per length	l g th	1,600.00	1,800.00	,		do							
2X2X12 per length	l g th	600.00	600.00	650.00	0.00	do							
PLYWOOD (WHITE)	UNIT	<u>OCT 2021</u>	<u>MAY 2022</u>	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE	PLYWOOD DOOR (VENEER)	UNIT	<u>OCT 2021</u>	<u>MAY 2022</u>	DEC 2022	<u>DIFF (OCT '21 -</u> <u>DEC '22)</u>	SOURCI
						Leest (Auro							Less (Am
						Local (Amu Timber Market	Flush door with frames and						Local (An Timber Mar
3⁄4 x 4 x 8	no	7,800.00	7,800.00	12,500.00	4,700.00	Mushin Lagos)	locks	no	45,000.00	50,000.00	95.000.00	50,000.00	Mushin La
1/2 x 4 x 8	no	6,000.00	6,000.00	10,000.00		do		110	10,000.00	00,000.00	00,000.00	00,000.00	maonin Lag
							Flush door high						
1/4 x 4 x 8	no	4,200.00	5,000.00	5,500.00	1,300.00	do	qualitywithout lock and frame	no	55,000.00	55,000.00	65,000.00	10,000.00	
White plywood board	no	5,000.00	5,200.00	5,500.00	500.00	do	Steel security door 900mm x 2100mm	no	50,000.00	60,000.00	75,000.00	25,000.00	la contrata da
Marine plywood/no	no	13,000.00	14,500.00	14,500.00	1,500.00	do	Steel security door size 1500 x 2100mm	no	270,000.00	285,000.00	350,000.00	80.000.00	Imported de Turkey
Laminated Plywood	no	14,800.00	16,500.00			do	X 2 1001111	110	210,000.00	200,000.00	000,000.00	00,000.00	runcy
HDF Board size 2400mm x			10,000100	101000100	1,200100								
1200mm	no	16,000.00	18,000.00	22,000.00	6,000.00	do							
ROOFING	UNIT	OCT 2021	<u>MAY 2022</u>	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE	SHEET GLASS (PLAIN)	<u>UNIT</u>	<u>OCT 2021</u>	<u>MAY 2022</u>	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCI
							Double leaf metal gate 2400						
Harvey roof tiles	m2	_	12,300.00	13,500.00	1,200.00		x 2800	1	360,000.00	395,000.00	455,000.00	95,000.00	
Harvey roof tiles	m2	8,500.00	9,500.00					·					
0.70mm lonspan aluminum	m2	5,500.00	5,700.00	5,980.00	480.00								
0.55mm lonspan aluminum	m2	4,350.00	4,500.00	4,700.00	350.00								
Bituminous roof felt	m2 m2	4,350.00	4,500.00										
Dituminous roon en	1112	4,000.00	4,200.00	4,000.00	500.00								
								-					
FINISHES	UNIT	<u>OCT 2021</u>	<u>MAY 2022</u>	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE (Open Market)	CEILING	<u>UNIT</u>	<u>OCT 2021</u>	<u>MAY 2022</u>	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCI
						(open markel)		-					(open widt)
12 x 12 Tiles	m2	5,300.00	7,500.00	7,500.00	2,200.00	China Make	UPVC ceiling strips	bdl	22,500.00	22,500.00	35,000.00	12,500.00	
							POP preformed ceiling board						
Polished Granite floor Slab	m2	45,000.00	53,000.00	57,000.00	12,000.00	Italian Make	size 2.44 x 1.22	no	6,500.00	14,500.00	14,500.00	8,000.00	
4E0mana v 4E0mm 11 0	1				1 000 00	Spanish make (40.000.00	47 500 00		5,800.00	
450mm x 450mm vitr floor	m?	E 300 00	<u>a nnn nn</u>										
tiles	m2 m2	5,300.00	9,000.00 7.500.00			Price Varies) Spanish make	Accoustic suspended ceiling wall/angle hanger	pkt no	16,200.00	17,500.00	22,000.00		
	m2 m2	5,300.00 6,100.00	9,000.00 7,500.00			Spanish make	Accoustic suspended ceiling wall/angle hanger	ркt no	16,200.00	1,200.00	22,000.00		

Realhouse Communications Ltd

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