

# 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
<b>ESTIMATE/UNIT</b>	<b>53,678,308.00</b>	<b>78,932,960.00</b>	<b>25,254,652.00</b>

## Option B

Building Element	Amount in APRIL 2021	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
<b>ESTIMATE/UNIT</b>	<b>57,688,308.00</b>	<b>85,596,260.00</b>	<b>27,907,952.00</b>

\* 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

<b>Foundation (option A)</b>	Pad foundation footings and earthworks
<b>Foundation (option B)</b>	Raft foundation to specific Engr Design
<b>Concrete Structure</b>	Reinforced concrete column/beam/slab
<b>Staircase</b>	Reinforced concrete
<b>Roof covering</b>	0.55mmlongspan aluminum roof covering with timber carcass
<b>Doors and Windows</b>	Medium timber flush door with all frames, lockset and Aluminum Windows

<b>Finishings</b>	Medium quality vitrified floor tiles and ceramic wall tiles. POP ceiling works
<b>Electrical Installations</b>	Socket outlets, cabling and pipeworks
<b>Plumbing Installations</b>	Pipeworks and medium quality sanitarries
<b>Fittings</b>	medium quality kitchen cabinet and wardrobes
<b>External works</b>	External paving etc
<b>Aproximate floor area -</b>	<b>275m2</b>
<b>Average contract mark up</b>	<b>20%</b>



BUILDING MATERIAL PRICES - COMPARISON OF PRICES FROM OCTOBER 2021-DECEMBER 2022													
CEMENT & BLOCK WORK							EARTH & WORK						
CEMENT & BLOCK WORK	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE	EARTH & WORK	UNIT	OCT 2021	MAY 2022	DEC 2022	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 Market
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)	trip	70,000.00	80,000.00	95,000.00	25,000.00	Open Market
Sand crete block 9 x 9 x 18	no	300.00	320.00	350.00	50.00	Local	Soft sand per tipper load ( 20 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 /no	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 & WORK (HARDWOOD & AKUN)							SOFT WOOD (AFARA)						
TIMBER & WORK (HARDWOOD & AKUN)	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE	SOFT WOOD (AFARA)	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE
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	lgth	1,200.00	1,350.00	1,900.00	150.00	do	2 x 3 x 12	lgth	600.00	800.00	1100.00	200.00	do
2 x 3 x 12 per length	lgth	800.00	1,000.00	1,400.00	200.00	do	1 x 2 x 12	lgth	1550.00	2200.00	3000.00	650.00	do
1 x 12 x 12 per length	lgth	2,500.00	3,500.00	3,900.00	1,000.00	do	2 x 2	lgth	400.00	600.00	600.00	200.00	do
3 x 4 x 12 per length	lgth	1,600.00	1,800.00	2,000.00	200.00	do							
2X2X12 per length	lgth	600.00	600.00	650.00	0.00	do							
PLYWOOD (WHITE)							PLYWOOD DOOR (VENEER)						
PLYWOOD (WHITE)	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE	PLYWOOD DOOR (VENEER)	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE
¾ x 4 x 8	no	7,800.00	7,800.00	12,500.00	4,700.00	Local ( Amu Timber Market Mushin Lagos)	Flush door with frames and locks	no	45,000.00	50,000.00	95,000.00	50,000.00	Local ( Amu Timber Market Mushin Lagos)
½ x 4 x 8	no	6,000.00	6,000.00	10,000.00	4,000.00	do							
¼ x 4 x 8	no	4,200.00	5,000.00	5,500.00	1,300.00	do	Flush door high quality without 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	
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 door-Turkey
Laminated Plywood	no	14,800.00	16,500.00	19,000.00	4,200.00	do							
HDF Board size 2400mm x 1200mm	no	16,000.00	18,000.00	22,000.00	6,000.00	do							
ROOFING							SHEET GLASS (PLAIN)						
ROOFING	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE	SHEET GLASS (PLAIN)	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE
Harvey roof tiles	m2	-	12,300.00	13,500.00	1,200.00		Double leaf metal gate 2400 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	11,500.00	3,000.00								
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	4,000.00	4,200.00	4,500.00	500.00								
FINISHES							CEILING						
FINISHES	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE	CEILING	UNIT	OCT 2021	MAY 2022	DEC 2022	DIFF (OCT '21 - DEC '22)	SOURCE
						(Open Market)							(Open Market)
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	
Polished Granite floor Slab	m2	45,000.00	53,000.00	57,000.00	12,000.00	Italian Make	POP preformed ceiling board size 2.44 x 1.22	no	6,500.00	14,500.00	14,500.00	8,000.00	
450mm x 450mm vitr floor tiles	m2	5,300.00	9,000.00	9,600.00	4,300.00	Spanish make ( Price Varies)	Acoustic suspended ceiling wall/angle hanger	pkt	16,200.00	17,500.00	22,000.00	5,800.00	
Quarry floor tiles	m2	6,100.00	7,500.00	8,500.00	2,400.00	Spanish make		no	1,000.00	1,200.00	2,000.00	1,000.00	

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<https://castles.com.ng/construction-cost-of-4-bedroom-detached-house-rises-by-n28m/>