

INSTANT BOQ BY BUILD SMART

MATERIAL BILL OF QUANTITIES

SAMPLE-001
 Automatic estimate

PROJECT	Proposed Residence — Harare, Demonstration only - no real site	DATE	27 October 2026
CLIENT	Fictional sample - not a customer project	FLOOR AREA	100.00 m²
SCOPE	Foundation to wall plate	REFERENCE	SAMPLE-001

NOT REVIEWED Automatic estimate, not checked by an estimator. Independent QS validation: not assessed.

Your budget at a glance

Materials & priced work (includes separately priced services)	8,101.67
Additional labour allowances	2,949.95
Preliminaries & generals allowance	552.58
Estimated total (USD)	11,604.20

 Provisional priced lines: USD 1,072.33 already included above. **6 unpriced lines are excluded, not free.**

No line has a zero rate.

CALCULATION	v1, 27 October 2026	DOCUMENT	880c84a2f6
DRAWING REFERENCE	Synthetic geometry A: 10m x 10m; 20m internal run, not a real plan	ESTIMATOR REVIEW	No estimator review recorded

- USD planning estimate, not a supplier offer, tax invoice or fixed-price building contract. Tax treatment is recorded per price where available; no blanket VAT-inclusive claim is made.
- Materials & priced work includes separately priced services. Additional labour and preliminaries are allowances, not trade quotations. Provisional included amounts are already in the total, not extra charges.
- Unpriced items are excluded from the total, not free. Items outside the selected scope and unlisted external works are not included. Site conditions, engineering specifications, delivery, tax and current supplier terms require confirmation.
- Prices are frozen with this calculation. Downloading does not refresh a price or extend a supplier quote. Reconfirm before ordering; missing capture/expiry dates are not evidence of current validity.

Read the detailed bill, quantity basis and price evidence before purchasing. Use the separate shopping list to ask suppliers for quotations.

Detailed bill of quantities

DESCRIPTION	UNIT	QTY	RATE (USD)	RATE SOURCE	AMOUNT (USD)
FOUNDATIONS					
Setting out	item	1	150.00	Rate book	150.00
Site clearance	m²	200.00	0.50	Rate book	100.00
Topsoil removal over slab area	m²	100.00	0.50	Rate book	50.00
■ Excavation of foundation trenches (PROV — depth subject to site conditions) PROV	m³	25.20	6.75	Rate book	170.10
■ Backfill & compaction (PROV) PROV	m³	12.25	6.50	Rate book	79.63
CONCRETE FOOTINGS — MIX TO BE CONFIRMED					
Cement 32.5N (mix allowance)	bag	44	13.50	Rate book	594.00
19mm stones	m³	6.12	28.00	Rate book	171.36
River sand	m³	3.24	15.00	Rate book	48.60

DESCRIPTION	UNIT	QTY	RATE (USD)	RATE SOURCE	AMOUNT (USD)
MATERIALS UNDER CONCRETE SLAB					
Hardcore/coal rubble filling (150mm compacted)	m³	15.00	25.00	Rate book	375.00
DPM 250 micron polythene sheeting	roll	2	120.00	Rate book	240.00
Ant poison treatment	ltr	4	6.00	Rate book	24.00
CONCRETE SLAB – MIX TO BE CONFIRMED					
Cement 32.5N (100mm slab)	bag	60	13.50	Rate book	810.00
19mm stones	m³	8.50	28.00	Rate book	238.00
River sand	m³	4.50	15.00	Rate book	67.50
BRICKWORK IN SUBSTRUCTURE – 230MM WALLS					
Common bricks	each	3,520	0.13	Rate book	457.60
Cement 32.5N (mortar)	bag	11	13.50	Rate book	148.50
Pitsand (mortar)	m³	1.76	13.00	Rate book	22.88
Brickforce 230mm (every 3rd course)	roll	6	3.00	Rate book	18.00
BRICKWORK IN SUBSTRUCTURE – 115MM WALLS					
Common bricks	each	880	0.13	Rate book	114.40
Cement 32.5N (mortar)	bag	3	13.50	Rate book	40.50
Pitsand (mortar)	m³	0.44	13.00	Rate book	5.72
Brickforce 115mm (every 3rd course)	roll	3	2.50	Rate book	7.50
Subtotal – Substructure (materials & work)					3,933.29
DPC					
DPC 230mm	roll	2	3.00	Rate book	6.00
DPC 115mm	roll	1	3.00	Rate book	3.00
RING BEAM & LINTELS					
Cement 32.5N (ring-beam mix allowance)	bag	13	13.50	Rate book	175.50
19mm stones	m³	1.80	28.00	Rate book	50.40
River sand	m³	0.95	15.00	Rate book	14.25
Y14 bars (engineer schedule)	length	30	8.00	Rate book	240.00
Y8 stirrup bars (engineer schedule)	length	50	3.00	Rate book	150.00
Tying wire (engineer schedule)	kg	4	2.00	Rate book	8.00
Precast lintels over openings	each	4	8.00	Rate book	32.00
RING BEAM SHUTTERING					
230x38mm timber 6m (side forms)	length	7	22.00	Rate book	154.00
38x38mm timber 6m (stiffeners)	length	4	12.00	Rate book	48.00
Gum poles (props)	each	14	8.00	Rate book	112.00
BRICKWORK IN SUPERSTRUCTURE – 230MM WALLS					
Common bricks	each	10,013	0.13	Rate book	1,301.69
Cement 32.5N (mortar)	bag	32	13.50	Rate book	432.00
Pitsand (mortar)	m³	5.01	13.00	Rate book	65.13
Brickforce 230mm (every 3rd course)	roll	18	3.00	Rate book	54.00
BRICKWORK IN SUPERSTRUCTURE – 115MM WALLS					
Common bricks	each	2,607	0.13	Rate book	338.91
Cement 32.5N (mortar)	bag	9	13.50	Rate book	121.50
Pitsand (mortar)	m³	1.30	13.00	Rate book	16.90
Brickforce 115mm (every 3rd course)	roll	9	2.50	Rate book	22.50

DESCRIPTION	UNIT	QTY	RATE (USD)	RATE SOURCE	AMOUNT (USD)
WALL PLATE					
■ Wall plate: 50x50x5 mild steel angle (synthetic) — 7 × 6 m lengths (40 m net) (PROV — rate placeholder) PROV	kg	159	1.40	Rate book	222.60
Subtotal — Superstructure (materials)					3,568.38
PLUMBING FITTINGS (PROVISIONAL)					
■ WC suite complete PROV	each	1		Quote required	PROV
■ Wash hand basin (WHB) PROV	each	1		Quote required	PROV
■ Bath tub PROV	each	1		Quote required	PROV
■ Kitchen sink (single bowl & drainer) PROV	each	1		Quote required	PROV
■ Water & waste piping (under-slab and wall chases) PROV	lot	1		Quote required	PROV
SPECIALIST ITEMS — DOORS, WINDOWS & EXTRAS (PROVISIONAL)					
■ External door & frame — 900 x 2100mm PROV	each	2		Quote required	PROV
TRANSPORT (PROVISIONAL)					
■ Material deliveries (PROV — est. loads by volume) PROV	load	12	50.00	Rate book	600.00
Total materials & priced work					8,101.67
Additional labour allowance (Substructure)					1,522.60
Additional labour allowance (Superstructure)					1,427.35
Total additional labour					2,949.95
Total A — materials and work plus additional labour					11,051.62
Preliminaries & generals (allowance)					552.58
Grand total (USD)					11,604.20
Additional labour (included above)					2,949.95

Provisional priced lines: USD 1,072.33 already included above. **6 unpriced lines are excluded, not free.** This total is not the full construction budget.

Quantity basis — preliminary

NRM 2-informed net-work measurement; preliminary material conversion, not full NRM 2 compliance. Independent QS accuracy benchmark: not assessed. Net works below are separate from the rounded purchasing quantities in the bill. Masonry deducts recorded openings for material planning; this is not a full tender measurement schedule.

NET WORK	QUANTITY	BASIS	HOW IT WAS MEASURED
Net trench excavation	25.20 m ³	DERIVED	60 m wall run (gross: junction overlaps not deducted) × 0.6 m width × 0.7 m depth
Net footing concrete	7.20 m ³	DERIVED	60 m wall run (gross: junction overlaps not deducted) × 0.6 m width × 0.2 m thickness
Net slab concrete	10.00 m ³	DERIVED	100 m ² × 0.1 m thickness
Compacted hardcore	15.00 m ³	DERIVED	100 m ² × 0.15 m compacted depth
Substructure masonry 230mm	32.00 m ²	DERIVED	40 m × 0.8 m substructure height (trench - footing + plinth assumption)
Superstructure masonry 230mm (net material area)	91.02 m ²	DERIVED	40 m × 2.3700 m - 3.7800 m ² openings
Substructure masonry 115mm	16.00 m ²	DERIVED	20 m × 0.8 m substructure height (trench - footing + plinth assumption)

NET WORK	QUANTITY	BASIS	HOW IT WAS MEASURED
Superstructure masonry 115mm (net material area)	47.40 m²	DERIVED	20 m × 2.3700 m - 0.0000 m² openings
Ring-beam concrete	2.12 m³	DERIVED	40 m × 0.23 m × 0.23 m; Synthetic schedule S1, supplied quantities, not a structural design
Wall plate length	40.00 m	DERIVED	40 m walled perimeter

Quantity and price evidence

One row per bill line. Raw conversion quantity and rounded bill quantity use the same bill unit. Their difference is rounding, not an invented waste allowance. Net work and deductions are shown separately where recorded; no extra waste is added to the shopping list. Drawing reference unless noted: Synthetic geometry A: 10m x 10m; 20m internal run, not a real plan. Rate-book lines have no supplier SKU, pack or tax evidence; a supplier line shows its SKU, pack conversion and tax basis where recorded. Each line's conversion formula is on the Understand your BOQ page. Reconfirm every price before purchase.

LINE	BASIS AND QUANTITY	SOURCE AND EVIDENCE	CAPTURED	VALID UNTIL
Setting out foundations.setting_out	Allowance · raw not recorded, bill 1 item	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Site clearance foundations.site_clearance	Allowance · raw not recorded, bill 200 m²	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Topsoil removal over slab area foundations.topsoil	Allowance · raw not recorded, bill 100 m²	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Excavation of foundation trenches (PROV — depth subject to site conditions) foundations.excavation PROV	Derived · raw 25.2, bill 25.2 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Backfill & compaction (PROV) foundations.backfill PROV	Derived · raw 12.25, bill 12.25 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Cement 32.5N (mix allowance) footings.cement	Allowance · raw 43.2, bill 44 bag · 0.8 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
19mm stones footings.stone	Allowance · raw 6.12, bill 6.12 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
River sand footings.riversand	Allowance · raw 3.24, bill 3.24 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Hardcore/coal rubble filling (150mm compacted) under_slab.hardcore	Derived · raw 15, bill 15 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
DPM 250 micron polythene sheeting under_slab.dpm	Allowance · raw 1.111, bill 2 roll · 0.889 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Ant poison treatment under_slab.ant_poison	Allowance · raw not recorded, bill 4 ltr	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Cement 32.5N (100mm slab) slab.cement	Allowance · raw 60, bill 60 bag	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
19mm stones slab.stone	Allowance · raw 8.5, bill 8.5 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
River sand slab.riversand	Allowance · raw 4.5, bill 4.5 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Common bricks sub_brick_230.bricks	Allowance · raw 3,520, bill 3,520 each	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Cement 32.5N (mortar) sub_brick_230.cement	Allowance · raw 11, bill 11 bag	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Pitsand (mortar) sub_brick_230.pitsand	Allowance · raw 1.76, bill 1.76 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Brickforce 230mm (every 3rd course) sub_brick_230.brickforce	Allowance · raw 6, bill 6 roll	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Common bricks sub_brick_115.bricks	Allowance · raw 880, bill 880 each	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded

LINE	BASIS AND QUANTITY	SOURCE AND EVIDENCE	CAPTURED	VALID UNTIL
Cement 32.5N (mortar) sub_brick_115.cement	Allowance · raw 2.933, bill 3 bag · 0.067 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Pitsand (mortar) sub_brick_115.pitsand	Allowance · raw 0.44, bill 0.44 m³	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Brickforce 115mm (every 3rd course) sub_brick_115.brickforce	Allowance · raw 3, bill 3 roll	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
DPC 230mm dpc.dpc_230	Allowance · raw 2, bill 2 roll	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
DPC 115mm dpc.dpc_115	Allowance · raw 1, bill 1 roll	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Cement 32.5N (ring-beam mix allowance) ring_beam.cement	Derived · raw 12.696, bill 13 bag · 0.304 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
19mm stones ring_beam.stone	Allowance · raw 1.799, bill 1.8 m³ · 0.001 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
River sand ring_beam.riversand	Allowance · raw 0.952, bill 0.95 m³ · 0.002 down	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Y14 bars (engineer schedule) ring_beam.y14	Allowance · raw 30, bill 30 length	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Y8 stirrup bars (engineer schedule) ring_beam.y8	Allowance · raw 50, bill 50 length	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Tying wire (engineer schedule) ring_beam.wire	Allowance · raw 4, bill 4 kg	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Precast lintels over openings ring_beam.lintels	Allowance · raw not recorded, bill 4 each	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
230x38mm timber 6m (side forms) shuttering.timber_230	Allowance · raw 6.667, bill 7 length · 0.333 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
38x38mm timber 6m (stiffeners) shuttering.timber_38	Allowance · raw 3.333, bill 4 length · 0.667 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Gum poles (props) shuttering.gum_poles	Allowance · raw 13.333, bill 14 each · 0.667 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Common bricks super_brick_230.bricks	Allowance · raw 10,012.2, bill 10,013 each · 0.8 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Cement 32.5N (mortar) super_brick_230.cement	Allowance · raw 31.288, bill 32 bag · 0.712 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Pitsand (mortar) super_brick_230.pitsand	Allowance · raw 5.006, bill 5.01 m³ · 0.004 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Brickforce 230mm (every 3rd course) super_brick_230.brickforce	Allowance · raw 18, bill 18 roll	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Common bricks super_brick_115.bricks	Allowance · raw 2,607, bill 2,607 each	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Cement 32.5N (mortar) super_brick_115.cement	Allowance · raw 8.69, bill 9 bag · 0.31 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Pitsand (mortar) super_brick_115.pitsand	Allowance · raw 1.304, bill 1.3 m³ · 0.004 down	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Brickforce 115mm (every 3rd course) super_brick_115.brickforce	Allowance · raw 9, bill 9 roll	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
Wall plate: 50x50x5 mild steel angle (synthetic) — 7 × 6 m lengths (40 m net) (PROV — rate placeholder) wall_plate.steel_angle PROV	Derived · raw 158.34, bill 159 kg · 0.66 up	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded
WC suite complete plumbing.wc PROV	Allowance · raw not recorded, bill 1 each	No price recorded Unpriced / quote required	Not recorded	Not recorded
Wash hand basin (WHB) plumbing.whb PROV	Allowance · raw not recorded, bill 1 each	No price recorded Unpriced / quote required	Not recorded	Not recorded
Bath tub plumbing.tub PROV	Allowance · raw not recorded, bill 1 each	No price recorded Unpriced / quote required	Not recorded	Not recorded

LINE	BASIS AND QUANTITY	SOURCE AND EVIDENCE	CAPTURED	VALID UNTIL
Kitchen sink (single bowl & drainer) plumbing.sink PROV	Allowance · raw not recorded, bill 1 each	No price recorded Unpriced / quote required	Not recorded	Not recorded
Water & waste piping (under-slab and wall chases) plumbing.pipes PROV	Allowance · raw not recorded, bill 1 lot	No price recorded Unpriced / quote required	Not recorded	Not recorded
External door & frame — 900 x 2100mm specialist.opening_door_900x2100_230_ext PROV	Allowance · raw not recorded, bill 2 each	No price recorded Unpriced / quote required	Not recorded	Not recorded
Material deliveries (PROV — est. loads by volume) transport.loads PROV	Allowance · raw not recorded, bill 12 load	Build Smart rate book Internal estimate benchmark	Not recorded	Not recorded

Notes & conditions

1. This is a provisional Bill of Quantities prepared from the plan as submitted. Quantities are subject to verification on site and against the final working drawings.
2. Material prices are recorded benchmarks, not binding offers. Confirm the supplier's current specification, tax, stock, delivery charges and payment terms before purchasing. Keep supplier invoices and receipts for actual purchases.
3. Highlighted items marked PROV are provisional: they are listed for completeness and either priced indicatively or to be quoted on selection (doors, windows, plumbing fittings and specialist items).
4. Excavation and backfill quantities assume stable soil at the specified depths. Rock, water table and unstable ground need site assessment and separate costing where not explicitly priced.
5. Labour is a preliminary percentage allowance on eligible material lines, excluding separately priced excavation and plant work. Preliminaries & generals are an editable percentage allowance; neither is a contractor quotation.
6. Reconfirm prices before purchasing. The calculation date does not renew a supplier quote's expiry. Missing dates do not establish current validity. E&OE.
7. **Location pricing.** Harare. 0 priced lines use recorded town quotes; 44 use shared benchmark rates. There is no automatic city markup. Quote evidence is frozen at computation. Supplier stock and delivery to the specific site must be confirmed separately. Recorded town rates are ex-VAT USD; shared supplier benchmarks may need tax-basis verification. Estimate validity does not renew a supplier quote's expiry. This is not a VAT-inclusive supplier quotation.
8. **Rate source.** Every priced line in this BOQ uses a Build Smart rate-book benchmark. These are not confirmed supplier quotations or a guarantee of current stock or delivered prices. Where a supplier benchmark is available, its source and capture date are recorded separately.
9. **Quantity allowance.** Concrete constituents are budget allowances per net m³, not an approved mix design or a guarantee of strength.
10. **Quantity allowance.** Labour and preliminaries use percentage allowances; transport uses indicative loads, not a delivered supplier quotation.
11. **Quantity allowance.** Brickforce spacing was not read from the drawing for brickwork below floor level (default every 3rd course) and above floor level (default every 3rd course). Confirm the specified spacing.

Prepared by: Build Smart Management Group — Estimating desk

Build Smart provisional estimate — automatically costed, not yet checked by a BSMG estimator.