Instant BOQ
BY BUILD SMART

Issued by Build Smart Management Group
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Harare, Zimbabwe
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PROVISIONAL ESTIMATE

MATERIAL BILL OF QUANTITIES

SAMPLE-001
Sample — fictional project

SAMPLE — FICTIONAL PROJECT.
Demonstration figures only. Not a quotation; not for purchase or construction.

PROJECT	**Proposed Residence — Stand 0000 (fictional) — Harare, Sample Estate (fictional)**	DATE	**31 October 2026**
CLIENT	**Sample client (fictional)**	FLOOR AREA	**120.00 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)	10,146.09
Additional labour allowances	3,713.74
Preliminaries & generals allowance	692.99
Estimated total (USD)	**14,552.82**

Provisional priced lines: USD 1,689.44 already included above. **14 unpriced lines are excluded, not free.**

Not in this total — get quotes for:

- Windows: 8 in 3 sizes
- Doors: 8
- Plumbing fittings and piping: 6 items (WC suite complete ×2; wash hand basin ×2; bath tub; shower; kitchen sink; and 1 more)
- Long-span lintels: 1
- Wall plate: 44 m
- Other specialist items: 1000mm concrete apron around the house

CALCULATION	**v1, 31 October 2026**	DOCUMENT	**3e116a19f1**
DRAWING REFERENCE	**Fictional sample drawing SMP-A01 rev A — 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.

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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	240.00	0.50	Rate book	120.00
Topsoil removal over slab area	m²	120.00	0.50	Rate book	60.00
■ Excavation of foundation trenches (depth subject to site conditions) PROV	m³	32.76	6.75	Rate book	221.13
■ Backfill & compaction PROV	m³	14.97	6.50	Rate book	97.31
CONCRETE FOOTINGS — MIX TO BE CONFIRMED					
Cement 32.5N (mix allowance)	bag	65	13.50	Rate book	877.50
19mm stones	m³	9.15	28.00	Rate book	256.20
River sand	m³	4.84	15.00	Rate book	72.60
MATERIALS UNDER CONCRETE SLAB					
Hardcore/coal rubble filling (150mm compacted)	m³	18.00	25.00	Rate book	450.00
DPM 250 micron polythene sheeting	roll	2	120.00	Rate book	240.00
Ant poison treatment	ltr	5	6.00	Rate book	30.00
CONCRETE SLAB — MIX TO BE CONFIRMED					
Cement 32.5N (100mm slab)	bag	72	13.50	Rate book	972.00
19mm stones	m³	10.20	28.00	Rate book	285.60
River sand	m³	5.40	15.00	Rate book	81.00
BRICKWORK IN SUBSTRUCTURE — 230MM WALLS					
Common bricks	each	4,405	0.13	Rate book	572.65
Cement 32.5N (mortar)	bag	14	13.50	Rate book	189.00
Pitsand (mortar)	m³	2.20	13.00	Rate book	28.60
Brickforce 230mm (every 3rd course)	roll	8	3.00	Rate book	24.00
BRICKWORK IN SUBSTRUCTURE — 115MM WALLS					
Common bricks	each	1,102	0.13	Rate book	143.26
Cement 32.5N (mortar)	bag	4	13.50	Rate book	54.00
Pitsand (mortar)	m³	0.55	13.00	Rate book	7.15
Brickforce 115mm (every 3rd course)	roll	4	2.50	Rate book	10.00
Subtotal — Substructure (materials & work)					**4,942.00**
DPC					
DPC 230mm	roll	3	3.00	Rate book	9.00
DPC 115mm	roll	2	3.00	Rate book	6.00
RING BEAM & LINTELS					
Cement 32.5N (ring-beam mix allowance)	bag	21	13.50	Rate book	283.50
19mm stones	m³	2.98	28.00	Rate book	83.44
River sand	m³	1.58	15.00	Rate book	23.70
■ Y14 bars (benchmark allowance) PROV	length	38	8.00	Rate book	304.00
■ Y8 stirrup bars (benchmark allowance) PROV	length	101	3.00	Rate book	303.00
■ Tying wire (benchmark allowance) PROV	kg	7	2.00	Rate book	14.00

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DESCRIPTION	UNIT	QTY	RATE (USD)	RATE SOURCE	AMOUNT (USD)
Precast lintels over openings	each	24	8.00	Rate book	192.00
■ Long-span lintels — engineer/supplier quote required; excluded from total PROV	each	1		Quote required	Excluded
RING BEAM SHUTTERING					
230x38mm timber 6m (side forms)	length	8	22.00	Rate book	176.00
38x38mm timber 6m (stiffeners)	length	4	12.00	Rate book	48.00
Gum poles (props)	each	15	8.00	Rate book	120.00
BRICKWORK IN SUPERSTRUCTURE — 230MM WALLS					
Common bricks	each	12,512	0.13	Rate book	1,626.56
Cement 32.5N (mortar)	bag	40	13.50	Rate book	540.00
Pitsand (mortar)	m³	6.26	13.00	Rate book	81.38
Brickforce 230mm (every 3rd course)	roll	24	3.00	Rate book	72.00
BRICKWORK IN SUPERSTRUCTURE — 115MM WALLS					
Common bricks	each	2,978	0.13	Rate book	387.14
Cement 32.5N (mortar)	bag	10	13.50	Rate book	135.00
Pitsand (mortar)	m³	1.49	13.00	Rate book	19.37
Brickforce 115mm (every 3rd course)	roll	12	2.50	Rate book	30.00
WALL PLATE					
■ Wall plate — specification not read from the drawing; quote required PROV	m	44.00		Quote required	Excluded
Subtotal — Superstructure (materials)					**4,454.09**
PLUMBING FITTINGS (PROVISIONAL)					
■ WC suite complete PROV	each	2		Quote required	Excluded
■ Wash hand basin (WHB) PROV	each	2		Quote required	Excluded
■ Bath tub PROV	each	1		Quote required	Excluded
■ Shower (tray, mixer & waste) PROV	each	1		Quote required	Excluded
■ Kitchen sink (single bowl & drainer) PROV	each	1		Quote required	Excluded
■ Water & waste piping (under-slab and wall chases) PROV	lot	1		Quote required	Excluded
SPECIALIST ITEMS — DOORS, WINDOWS & EXTRAS (PROVISIONAL)					
■ Window W1 — 1200 x 1200mm PROV	each	5		Quote required	Excluded
■ Window W2 — 2000 x 1500mm PROV	each	1		Quote required	Excluded
■ Window W3 — 600 x 600mm PROV	each	2		Quote required	Excluded
■ External door & frame D1 — 900 x 2100mm PROV	each	2		Quote required	Excluded
■ Internal door & frame D2 — 800 x 2100mm PROV	each	6		Quote required	Excluded
■ 1000mm concrete apron around the house PROV	item	1		Quote required	Excluded

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DESCRIPTION	UNIT	QTY	RATE (USD)	RATE SOURCE	AMOUNT (USD)
TRANSPORT (PROVISIONAL)					
■ Material deliveries (est. loads by volume) PROV	load	15	50.00	Rate book	750.00
Total materials & priced work					**10,146.09**
Additional labour allowance (Substructure)					1,932.10
Additional labour allowance (Superstructure)					1,781.64
Total additional labour					**3,713.74**
Subtotal — materials, work and labour					**13,859.83**
Preliminaries & generals (allowance)					692.99
Estimated total (USD)					**14,552.82**

Provisional priced lines: USD 1,689.44 already included above. **14 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	32.76 m³	DERIVED	78 m wall run (gross: junction overlaps not deducted) × 0.6 m width × 0.7 m depth
Net footing concrete	10.76 m³	DERIVED	78 m wall run (gross: junction overlaps not deducted) × 0.6 m width × 0.23 m thickness
Net slab concrete	12.00 m³	DERIVED	120 m² × 0.1 m thickness
Compacted hardcore	18.00 m³	DERIVED	120 m² × 0.15 m compacted depth
Substructure masonry 230mm	40.04 m²	DERIVED	52 m × 0.77 m substructure height (trench − footing + plinth assumption)
Superstructure masonry 230mm (net material area)	113.74 m²	DERIVED	52 m × 2.47 m less 14.7 m² of openings
Substructure masonry 115mm	20.02 m²	DERIVED	26 m × 0.77 m substructure height (trench − footing + plinth assumption)
Superstructure masonry 115mm (net material area)	54.14 m²	DERIVED	26 m × 2.47 m less 10.08 m² of openings
Ring-beam concrete	3.50 m³	ALLOWANCE	Benchmark: (27 bags × 44 m 230-equivalent run ÷ 58 m, rounded up) = 21 bags ÷ 6 bags/m³; not measured geometry
Wall plate length	44.00 m	ALLOWANCE	44 m walled perimeter

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Quantity and price evidence

One row per bill line. Where a quantity was rounded to a whole purchase unit, the calculated figure is shown: the difference is rounding, not an invented waste allowance, and no extra waste is added to the shopping list. Drawing reference unless noted: Fictional sample drawing SMP-A01 rev A — not a real plan. Instant BOQ rate book lines are internal benchmarks with no supplier SKU, capture date 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.

LINE	BASIS AND QUANTITY	SOURCE AND EVIDENCE	CAPTURED	VALID UNTIL
Setting out Foundations	Allowance · 1 item	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Site clearance Foundations	Allowance · 240 m²	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Topsoil removal over slab area Foundations	Allowance · 120 m²	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Excavation of foundation trenches (depth subject to site conditions) Foundations PROV	Derived · 32.76 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Backfill & compaction Foundations PROV	Derived · 14.97 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Cement 32.5N (mix allowance) Concrete footings — mix to be confirmed	Allowance · 65 bag, rounded up from 64.58	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
19mm stones Concrete footings — mix to be confirmed	Allowance · 9.15 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
River sand Concrete footings — mix to be confirmed	Allowance · 4.84 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Hardcore/coal rubble filling (150mm compacted) Materials under concrete slab	Derived · 18 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
DPM 250 micron polythene sheeting Materials under concrete slab	Allowance · 2 roll, rounded up from 1.33	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Ant poison treatment Materials under concrete slab	Allowance · 5 ltr	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Cement 32.5N (100mm slab) Concrete slab — mix to be confirmed	Allowance · 72 bag	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
19mm stones Concrete slab — mix to be confirmed	Allowance · 10.2 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
River sand Concrete slab — mix to be confirmed	Allowance · 5.4 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Common bricks Brickwork in substructure — 230 mm walls	Allowance · 4,405 each, rounded up from 4,404.4	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Cement 32.5N (mortar) Brickwork in substructure — 230 mm walls	Allowance · 14 bag, rounded up from 13.76	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Pitsand (mortar) Brickwork in substructure — 230 mm walls	Allowance · 2.2 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Brickforce 230mm (every 3rd course) Brickwork in substructure — 230 mm walls	Allowance · 8 roll, rounded up from 7.8	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Common bricks Brickwork in substructure — 115 mm walls	Allowance · 1,102 each, rounded up from 1,101.1	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Cement 32.5N (mortar) Brickwork in substructure — 115 mm walls	Allowance · 4 bag, rounded up from 3.67	Instant BOQ rate book Internal estimate benchmark	n/a	n/a

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LINE	BASIS AND QUANTITY	SOURCE AND EVIDENCE	CAPTURED	VALID UNTIL
Pitsand (mortar) Brickwork in substructure — 115 mm walls	Allowance · 0.55 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Brickforce 115mm (every 3rd course) Brickwork in substructure — 115 mm walls	Allowance · 4 roll, rounded up from 3.9	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
DPC 230mm DPC	Allowance · 3 roll, rounded up from 2.6	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
DPC 115mm DPC	Allowance · 2 roll, rounded up from 1.3	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Cement 32.5N (ring-beam mix allowance) Ring beam & lintels	Allowance · 21 bag	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
19mm stones Ring beam & lintels	Allowance · 2.98 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
River sand Ring beam & lintels	Allowance · 1.58 m³, rounded up from 1.57	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Y14 bars (benchmark allowance) Ring beam & lintels PROV	Allowance · 38 length, rounded up from 37.93	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Y8 stirrup bars (benchmark allowance) Ring beam & lintels PROV	Allowance · 101 length, rounded up from 100.14	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Tying wire (benchmark allowance) Ring beam & lintels PROV	Allowance · 7 kg, rounded up from 6.07	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Precast lintels over openings Ring beam & lintels	Allowance · 24 each	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Long-span lintels — engineer/supplier quote required; excluded from total Ring beam & lintels PROV	Allowance · 1 each	No price recorded Unpriced / quote required	n/a	n/a
230x38mm timber 6m (side forms) Ring beam shuttering	Allowance · 8 length, rounded up from 7.33	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
38x38mm timber 6m (stiffeners) Ring beam shuttering	Allowance · 4 length, rounded up from 3.67	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Gum poles (props) Ring beam shuttering	Allowance · 15 each, rounded up from 14.67	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Common bricks Brickwork in superstructure — 230 mm walls	Allowance · 12,512 each, rounded up from 12,511.4	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Cement 32.5N (mortar) Brickwork in superstructure — 230 mm walls	Allowance · 40 bag, rounded up from 39.1	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Pitsand (mortar) Brickwork in superstructure — 230 mm walls	Allowance · 6.26 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Brickforce 230mm (every 3rd course) Brickwork in superstructure — 230 mm walls	Allowance · 24 roll, rounded up from 23.4	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Common bricks Brickwork in superstructure — 115 mm walls	Allowance · 2,978 each, rounded up from 2,977.7	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Cement 32.5N (mortar) Brickwork in superstructure — 115 mm walls	Allowance · 10 bag, rounded up from 9.93	Instant BOQ rate book Internal estimate benchmark	n/a	n/a

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Pitsand (mortar) Brickwork in superstructure — 115 mm walls	Allowance · 1.49 m³	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Brickforce 115mm (every 3rd course) Brickwork in superstructure — 115 mm walls	Allowance · 12 roll, rounded up from 11.7	Instant BOQ rate book Internal estimate benchmark	n/a	n/a
Wall plate — specification not read from the drawing; quote required Wall plate PROV	Allowance · 44 m	No price recorded Unpriced / quote required	n/a	n/a
WC suite complete Plumbing fittings (provisional) PROV	Allowance · 2 each	No price recorded Unpriced / quote required	n/a	n/a
Wash hand basin (WHB) Plumbing fittings (provisional) PROV	Allowance · 2 each	No price recorded Unpriced / quote required	n/a	n/a
Bath tub Plumbing fittings (provisional) PROV	Allowance · 1 each	No price recorded Unpriced / quote required	n/a	n/a
Shower (tray, mixer & waste) Plumbing fittings (provisional) PROV	Allowance · 1 each	No price recorded Unpriced / quote required	n/a	n/a
Kitchen sink (single bowl & drainer) Plumbing fittings (provisional) PROV	Allowance · 1 each	No price recorded Unpriced / quote required	n/a	n/a
Water & waste piping (under-slab and wall chases) Plumbing fittings (provisional) PROV	Allowance · 1 lot	No price recorded Unpriced / quote required	n/a	n/a
Window W1 — 1200 x 1200mm Specialist items — doors, windows & extras (provisional) PROV	Allowance · 5 each	No price recorded Unpriced / quote required	n/a	n/a
Window W2 — 2000 x 1500mm Specialist items — doors, windows & extras (provisional) PROV	Allowance · 1 each	No price recorded Unpriced / quote required	n/a	n/a
Window W3 — 600 x 600mm Specialist items — doors, windows & extras (provisional) PROV	Allowance · 2 each	No price recorded Unpriced / quote required	n/a	n/a
External door & frame D1 — 900 x 2100mm Specialist items — doors, windows & extras (provisional) PROV	Allowance · 2 each	No price recorded Unpriced / quote required	n/a	n/a
Internal door & frame D2 — 800 x 2100mm Specialist items — doors, windows & extras (provisional) PROV	Allowance · 6 each	No price recorded Unpriced / quote required	n/a	n/a
1000mm concrete apron around the house Specialist items — doors, windows & extras (provisional) PROV	Allowance · 1 item	No price recorded Unpriced / quote required	n/a	n/a
Material deliveries (est. loads by volume) Transport (provisional) PROV	Allowance · 15 load	Instant BOQ rate book Internal estimate benchmark	n/a	n/a

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. E&OE.
2. Material prices are recorded benchmarks, not binding offers. Confirm the supplier's current specification, pack size, 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 (included in the total) or to be quoted on selection (shown as Excluded, not in the total), such as doors, windows, plumbing fittings and specialist items.

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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. **Location pricing.** Harare. No priced line uses a recorded town quote; 43 use shared benchmark rates, with no automatic city markup. Recorded town rates are ex-VAT USD; shared supplier benchmarks may need tax-basis verification.
7. **Rate source.** Every priced line in this BOQ uses an Instant BOQ 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.
8. **Allowance.** Concrete constituents are budget allowances per net m³, not an approved mix design or a guarantee of strength.
9. **Confirm.** Ring-beam geometry and reinforcement use benchmark allowances. Confirm an engineer's member and reinforcement schedule.
10. **Confirm.** The plan lists specialist or additional structural work. Check scope, quantities and quotations; unpriced provisional items are excluded from the total.
11. **Confirm.** Some lintel spans exceed the priced stock length. Long-span lintels are excluded from the priced count and need an engineer/supplier quotation.
12. **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.
13. **Confirm.** The wall plate specification (material and size) was not read from the drawing; it is listed as a provisional, unpriced item. Confirm the specification and price it.

Prepared by: Build Smart Management Group — Estimating desk
Instant BOQ provisional estimate — automatically costed, not yet checked by a Build Smart estimator.