

EZZOGENICS PTE LTD

UEN: 201208665Z

436 MACPHERSON ROAD SINGAPORE
368147

TEL: 69683098

Valid: 30 Days HDB Lic: HB-095474D

Site Address: 434 Macpherson Road
Singapore 368145

Owner Name: Gabriel

H/P: 9107 1985

Email:



Quotation: QE0821MPS02

Date: 07/08/2021

Sales person: David Chan

H/P: 9632 0750

N/o:	DESCRIPTION	Quotation as of 16/07/2021		
TERMS AND CONDITIONS		Qty	Unit price	Price
1	Prices quoted does not include any submission or permit fees , if required to any relevant government authorities.			
2	This contract may be withdrawn,cancelled or varied by Ezzogenics Pte Ltd or the above mentioned owner at any time and will be valid for 30 days before commencement of renovation works.			
3	In the event where this contract were to be cancelled by Ezzogenics Pte Ltd, all deposit paid will be refunded.			
4	Deposit will not be refundable under any circumstances if contract were to be cancelled by the above mentioned owner. Payment of deposit and issuance of receipt is proof of acceptance of the quote.			
5	Signing on the renovation agreement is confirmation of the project			
6	Any additional, alteration and variations requested to the original quoted works by the Customer are deemed as Variations Orders at additional cost with extension of the completion date and are subject to Ezzogenics Pte Ltd's acceptance of the additional work.			
7	Price quoted for works is based on Singapore's typical market practice. This means there is no choosing of brands for common material used. We try our best to use materials sourced from local suppliers and if required, Safety Mark approved electrical items. Common materials include grouting color and brand, cement brand, color of corner guard, brands of switches, power sockets, wires and hinges. In case if certain brands are requested, the customer may be required to top up the quote based on the brand chosen.			
8	Payment by customer shall be :			
	a) By cheque made payable to "Ezzogenics Pte Ltd" or PAYNOW to UEN: 201208665Z or Bank Transfer to OCBC Bank Account: 555-846724001 and no cash or cash cheque will be accepted			
	1st payment...10% (Deposit upon signing of contract)			
	2nd payment...30% (Upon commencement of works on the first day)			
	3rd payment...30% (Upon measure of carpentry works)			
	4th payment...25% (Upon commencement of the start of painting)			
	Final payment...5% (Upon completion of works)			
	b) No changes of payment method shall be entertained once the project starts.			
9	Full payment upon completion. No retention, no deduction or discount shall be entertained unless agreed. There shall be no unilateral penalties deducted by the customer without mutual agreement			
10	Project schedule given are strictly estimated. We promise to deliver quality workmanship to all our works and therefore we seek your kind understanding in the duration of renovation. Delayed delivery is expected if the customer were to be overly inspective to approve detailed facets of the project or continuously changes work scope or other subcontractors delay their part of installation. The company shall not be held responsible financially.			
11	In an event if the above mentioned customer cancels the project before its commencement after signing the agreed quotation, a cancellation fee amounting to 30% (inclusive of the 15% deposit) of the contract value is payable to Ezzogenics Pte Ltd for all the preparation work done.			
12	Goods remain property of Ezzogenics Pte Ltd until payment is made. We reserve our rights to repossess the goods or remove installed materials should full payment remain unsettled. We will not be responsible for any damages caused due to the re-possession of the goods or materials.			

13	Customers shall be sent the company printed receipt upon payment made. Statement of account would be issued upon request. Only a final invoice shall be issued due to accounting practices.			
14	Customers are to ensure that all personal properties are to be safe kept during renovation. Ezzogenics Pte Ltd and its employees or contractors engaged by Ezzogenics Pte Ltd will not be liable for any item damaged or lost during the renovation period.			
15	Prices quoted are subjected to changes due to on-site measurements			
16	1 Year Carpentry Workmanship Warranty & 1 Years General Works Workmanship Warranty. Repair work that is not related to defects from workmanship after the project is completed is chargeable.			
17	This Warranty will take effect from the date of official handing over the above mentioned unit in good condition to the owner named above.			
	a) All complaints as to defects either of workmanship or materials after handing over shall be conclusive by the company and the customer agrees to abide by such a decision. If necessary, the customer may hire their own contractor for an independent assessment.			
	b) This Warranty is not be transferable, negotiable or assignable to any third party.			
	c) This Warranty does not cover damages and/or defects after official handing over resulting from:			
	- Accidents, misuse, mishandling e.g. scratches, dented, drop, etc.			
	- Normal wear and tear			
	- Corrosion/fungus, rusting or stains			
	- Any unauthorised modification/repair to the hearsay items			
	- Acts of God, fire and civil unrest			
	d) A \$50 transportation fee would be chargeable for each service job rendered after the first year upon hand-over			
		Quotation as of 03/08/2021		
A	PROFESSIONAL SERVICES / DESIGN CONSULTATION / INTERIOR DECOR	Qty	Unit price	Price
1	Interior design consultation and space planning		FOC	
2	3D Computerised colour perspective drawing: Provided upon confirmation of project		FOC	
3	Proposed selection of material used for particular concept/ style.		FOC	
4	Proposed colour conceptualisation.		FOC	
5	Detail drawing of all carpentry works.		FOC	
6	Project management and site coordination/ supervision for entire project.		FOC	
7	Drafting and detail drawings.		FOC	
	(Items A1 to A7 provided FOC as part of the awarded project)			
B	HACKING			
	1st Storey			
1	Supply labour to hack off existing entrance door & door frame	1	\$120.00	
2	Supply labour to hack off the wall for the new entrance wall (exposed area only)	1	\$150.00	
3	Supply labour to hack off existing staircase (exposed area only) & handrails	1	\$150.00	
4	Supply labour to hack off existing partition wall, shower rooms and glass doors (exposed area only)	1	\$3,500.00	
5	Supply labour to dismantle existing wiring, switches & sockets, lightings and A/C units (the whole house)	1	\$800.00	
6	Supply labour to hack off existing concrete support cabinet at staircase	1	\$150.00	
7	Supply labour to hack off existing storeroom door	1	\$60.00	
8	Supply labour to hack off existing toilet wall, floor tiles and wall tiles (exposed area only)	1	\$600.00	
9	Supply labour to hack off existing floor (300mm deep down) to conceal piping from tenant's shower room to I/C pit	1	\$400.00	
10	Supply labour to hack off existing toilet accessories (the whole house)	1	\$400.00	
11	Supply labour to hack off existing back door & door frame	1	\$120.00	
12	Supply labour to dismantle existing false ceiling at tenant's bedroom area	1	\$250.00	
13	Supply labour to hack off the wall for new back door (exposed area only)	1	\$150.00	
	2nd Storey			
14	Supply labour to hack off existing toilet partition wall, floor & wall tiles and toilet accessories	1	\$600.00	
15	Supply labour to dismantle existing plumbing pipes (the whole house)	1	\$800.00	
16	Supply labour to dismantle existing ceiling of 3 bedrooms and walkway	1	\$600.00	
17	Supply labour to hack off the existing wall at master bedroom to access balcony area	1	\$150.00	
18	Supply labour to hack off existing shower rooms	1	\$120.00	
19	Supply labour to hack off soffit (2ft x 2ft) for manhole at master bedroom study area	1	\$150.00	
20	Supply labour to hack off existing wardrobes	1	\$300.00	

21	Supply labour to dismantle existing false ceiling at 3Bedrooms and walkway	1	\$350.00	
22	Supply labour to dismantle existing partition between master bedoom & common bedroom1	1	\$80.00	
	Any additional items will be quoted separately			
	Important note: (1) Hacking shall only be permitted during approved hacking days. Additional days maybe required for wall hacking upon approval of the relevant permit to hack such as PE endorsement and HDB approval. (2) PE endorsement may be required and this is charged separately (3) Hacking does NOT include making good hacked walls or floor or plastering back walls after tiles are removed			
	Lump Sum for hacking works			\$10,000.00
23	Disposal of debris & Rental of skip tank			\$1,500.00
C	MASONRY (TILES WILL BE PROVIDED BY OWNER)			
	1st Storey			
1	Supply labour & material to construct new wall by using AAC block to seal the existing entrance			\$380.00
2	Supply labour & material to make good for hacking affected area at entrance door (after demolishing of wall)			\$350.00
3	Supply labour & material to make good to hacking affected area (after demolishing of staircase)			\$150.00
4	Supply labour & material to construct new wall by using AAC block to seal the existing window at tentant's Room 1			\$300.00
5	Supply labour & material to construct new wall by using AAC block between common toilet1 and tenant 's area			\$1,140.00
6	Supply labour & material to lay cement screeding smooth surface floor at living/dining & kitchen area			\$2,400.00
7	Supply labour & material to lay cement screeding smooth surface floor at tenant's area			\$2,000.00
8	Supply labour & material to lay selected 300mm x 300mm floor tiles at common bathroom1			\$850.00
9	Supply labour & material to lay selected 600mm x 300mm wall tiles at common bathroom1 (up to 1.8m - 2.1mH)			\$1,950.00
10	Supply labour & material to make good for hacking affected area (after hack off the floor at tenant bedroom area)			\$480.00
11	Supply labour & material to construct new wall for shower rooms by using AAC block and lay cement screeding smooth surface wall at tenant bedroom 4	1	\$900	\$900.00
12	Supply labour & material to lay cement screeding smooth surface floor for shower rooms at tenant bedroom 1,2,3 &4	4	\$50	\$200.00
13	Supply labour & material to re-grout the tile at tenants shower rooms and toilet	3	\$50	\$150.00
14	Supply labour & material to make good to hacking affected area for back door (after demolishing of wall)			\$350.00
15	Supply labour & material to construct new half height wall by using AAC block to support wooden strips at staircase			\$350.00
	2nd Storey			
16	Supply labour & material to lay selected 300mm x 300mm floor tiles at common toilet2 (including waterproofing)			\$850.00
17	Supply labour & material to lay selected 600mm x 300mm wall tiles at common toilet including waterproofing (up to 1.8m - 2.1mH)			\$2,100.00
18	Supply labour & material to make good to hacking affected area for new balcony entrance door at Master Bedroom (after demolishing of wall)			\$250.00
19	Supply labour & material to make good after hacking the suffit for manhole			\$250.00
20	Supply labour & material to construct floor by using AAC block to level up to 100mm for study area at M.bedroom			\$1,000.00
21	Supply labour & material to construct by using AAC block new wall at M.bedroom's toilet			\$650.00

22	Supply labour & material to construct by using AAC block new wall & make the niche for shower bottles between master bathroom & common bedroom1 study area			\$750.00
23	Supply labour & material to lay selected 300mm x 300mm floor tiles at M.bedroom's toilet (including waterproofing). NOTE: Waterproofing of toilet is based on the 3 level Bathroom Waterproofing System (Davco Non Shrink Grout, Quickseal 104, 3-in-1 Waterproofing Screed from Davco and W1 Cement Bond)			\$1,350.00
24	Supply labour & material to lay selected 600mm x 300mm wall tiles at M.bedroom's toilet (including waterproofing)			\$2,750.00
25	Supply labour & material to level existing floor surface, cement screeding and epoxy coating for balcony area			\$450.00
26	Supply labour & material to level existing floor surface, cement screeding and epoxy coating for AC barrier area			\$850.00
	Outdoor 5Footway walkway			
27	Supply labour & material to level existing floor surface, cement screeding and epoxy coating for external corridor 5-footway	1	\$2,600	\$2,600.00
	<p>Important note:</p> <p>There shall be no choosing of brands for common materials such as grouting, cement and color of corner guard. In case if certain brands are requested, the customer may be required to top up the quote based on the brand chosen. This is standard market practice unless otherwise specified means also:</p> <p>(1) Corner guard is used for tile joints. If you require 45 degree angle joint, top up maybe required.</p> <p>(2) Stainless steel inlay for divider between walls. If you wish to change to other types, you have to purchase your own.</p> <p>(3) Stainless steel floor trap with no pest trap for plumbing is provided. If you wish for pest trap or special designed floor traps, pls advice for additional pricing.</p> <p>(4) Price quoted base on installation of standard size tiles from 300x300m, 300x600mm, 600x600mm. Any tiles larger or smaller than this size will be quoted separately.</p> <p>(5) Laying of mosaic tiles, designer and herringbone tiling shall be quoted separately</p> <p>(6) Any dry lay required will be charged separately.</p> <p>(7) Only soft copy of AM50 or Davco standard colour chart is provided for your selection. We do not bring you to the supplier to choose your preferred color grout.</p> <p>(8) In the event, tiles are provided by customer please note that the area to be purchased are estimates only. Excess tiles still intact in its box can be returned. There is also a need to provide for wastage of up to 20%</p>			
D	PLUMBING			
1	Supply labour & material to install stainless steel pipe for the whole house (kitchen, 2 common toilets and MBR Toilet, plus 4 shower rooms & 5Foot-Walkway)			\$3,350.00
2	Supply labour & material to install PVC pipe for the whole house			\$1,600.00
3	Supply labour only to install water closet (fixtures to be provided by owner)	7	\$120	\$840.00
4	Supply labour only to install sink, Tap and Bottle trap (fixtures to be provided by owner)	7	\$80	\$560.00
5	Supply labour only to install kitchen sink and tap (fixtures to be provided by owner)	1	\$120	\$120.00
6	Supply labour only to install instant water heater (fixtures to be provided by owner))	7	\$90	\$630.00
7	Supply labour only to install water dispenser (fixtures to be provided by owner)	2	\$40	\$80.00
8	Supply labour only to install toilet accessories (fixtures to be provided by owner)	3	\$60	\$180.00
9	Supply labour only to install washing machine	3	\$60	\$180.00
10	Supply labour only to install water point at 5Foot-Walkway	2	\$50	\$100.00
	<p>Important notes:</p> <p>(1) All sanitary fixtures and accompanying accessories such as heater, sink and taps are charged separately.</p> <p>(2) Owners shall provide their own bottle traps and stoppers if they buy their own sinks</p>			
E	CARPENTRY WORKS (MAX 2600 mm HEIGHT)			
	(All cabinets comes with excel soft closing hinges, inner white color & abs trimming for all doors)			

1	Design & fabricate 6ft wooden ledge at living area by using selected laminate finishing (less than 400 mm D)	6	\$60	\$360.00
2	Design & fabricate 10ft bottom kitchen cabinet by using selected laminate finishing	10ft	\$130	\$1,300.00
3	Design & fabricate 10ft selected Quartz top 20mm single profile for kitchen cabinet	10ft	\$170	\$1,700.00
4	Design & fabricate 10ft selected Quartz top 20mm single profile for kitchen backsplash	10ft	\$170	\$1,700.00
5	Design & fabricate 7ft island counter cabinet by using selected laminate finishing (up to 900mm W)	7	\$220	\$1,540.00
6	Design & fabricate 7ft selected Quartz top 20mm single profile for island counter	7	\$230	\$1,610.00
7	Design & fabricate full height side panels by using selected laminate finishing (pcs)	2	\$120	\$240.00
8	Design & fabricate 4ft full height wall divider by using selected fluted panel (one side only) at dining area (up to 3m H)	1	\$600	\$600.00
9	Design & fabricate 7ft half height wooden strips (100 x 50mm) by using veneer with laquer finish at staircase area - 12pcs	1	\$1,250	\$1,250.00
10	Design & fabricate 5ft wooden ledge at pantry area by using selected laminate finishing (less than 400 mm D)	5	\$60	\$300.00
11	Design & fabricate 7 ft full height sliding wardrobe at master bedroom by using selected laminate finishing (up to 3000 mm H)	7	\$310	\$2,170.00
12	Design & fabricate 6.5ft full height sliding wardrobe at bedroom 1 by using selected laminate finishing (up to 3000 mm H)		\$310	\$2,015.00
13	Design & fabricate 5 ft full height sliding wardrobe at bedroom 2 by using selected laminate finishing (up to 3000 mm H)		\$310	\$1,550.00
14	Design & fabricate 8.5ft feature wall c/w tic-tac system casement door by using selected fluted panel (one side only) & veneer with laquer (on another side) at common bathroom1 entrance (up to 3m H)	1	\$1,600.00	\$1,600.00
15	Design & fabricate 7.5ft feature wall c/w tic-tac system casement door by using selected fluted panel (one side only) & veneer with laquer (on another side) at common bathroom2 entrance (up to 3m H)	1	\$1,500.00	\$1,500.00
F	PARTITION WORKS			
1	Supply labour & material to fabricate and install calcium silicate partition to extend up the existing tenants shower room & common bathroom 1(2-sided)	4sets	\$120.00	\$480.00
2	Supply labour & material to fabricate and install calcium silicate partition between washing machine & WC common bathroom 2 (2-sided) - up to 2100mmH	1set	\$150	\$150.00
3	Supply labour & material to fabricate and install partition for tenants' bedrooms (2-sided)	1	\$3,300.00	\$3,300.00
G	FALSE CEILING AND PLASTERING WORKS			
	1st Storey			
1	Supply labour & material to fabricate and install false ceiling at living/dining & kitchen area	680	\$3.50	\$2,380.00
2	Supply labour & material to fabricate and install false ceiling at tenant room 1	136	\$3.50	\$476.00
3	Supply labour & material to fabricate and install false ceiling at tenant room 2	95	\$3.50	\$332.50
4	Supply labour & material to fabricate and install false ceiling at tenant room 3	96	\$3.50	\$336.00
5	Supply labour & material to fabricate and install false ceiling at tenant room 4	136	\$3.50	\$476.00
6	Supply labour & material to fabricate and install false ceiling at walkway	155	\$3.50	\$542.50
	2nd Storey			
7	Supply labour & material to fabricate and install false ceiling at master bedroom and bathroom	235	\$3.50	\$822.50
8	Supply labour & material to fabricate and install false ceiling at bedroom1	190	\$3.50	\$665.00
9	Supply labour & material to fabricate and install false ceiling at bedroom2	142	\$3.50	\$497.00
10	Supply labour & material to fabricate and install false ceiling at walkway	143	\$3.50	\$500.50
H	DOOR & GLASS WORKS			

1	Main Entrance Door (1250mmL x 2400mmH) 1).Supply to install nyatoh wood door frame (varnished) c/w nyatoh wood architrave (front & back) 2).Supply to install solid core laminated normal plywood door (horizontal grain) with vertical grove design 3).Supply to install Atena 383 door closer 4).Supply to install 1200mm(H) black pull bar (Additional - Supply and install digital lock Schlage S818G - \$589.00)	1		\$3,200.00
2	Supply labour & material to install non-fire rated metal casement door and frame at back door	1	\$1,650.00	\$1,650.00
3	Supply labour & material to install aluminium door frame & use back old veneer door for tenant's bedroom	4	\$150	\$600.00
4	Shift (includes dismantile) suitable existing frosted glass door from another room and install again into Room 4 for tenant i.e. to use back old door.	1	\$180	\$180.00
5	Supply labour & material to install 1fixed 2slide galss panels at master bathroom (1800 mm H)	1	\$800	\$800.00
6	Supply labour & material to install casement glass door and 2 fixed glass panels at common toilet2 (1800 mm H)	1	\$750	\$750.00
7	Supply labour & material to install clear tempered glass fixed panel c/w aluminium frame at top of 1st floor staircase landing	1	\$750	\$750.00
I	WINDOWS & INVISIBLE GRILLE			
	1st Storey			
1	Supply labour & material to install clear tempered glass casement window c/w black color aluminium powder coated frame at living/dining & kitchen	3pcs	\$600	\$1,800.00
2	Supply & install EPL invisible grille c/w 7x7 grade 316 stainless steel cable with nylon coating @ 3 inches apart at living/dining & kitchen (custom color frame, non-powder coated) EPL fixed invisible grille (vertical)	3pcs	\$350	\$1,050.00
	2nd Storey			
3	Supply labour & material to install clear tempered glass sliding window c/w black color aluminium powder coated frame at 3bedrooms study area		Lump Sum	\$8,800.00
4	Supply labour & material to install clear tempered glass casement window c/w black color aluminium powder coated frame at master bedroom			\$600.00
5	Supply labour & material to install clear tempered glass sliding window c/w black color aluminium powder coated frame at master bedroom			\$600.00
6	Supply & install EPL invisible grille c/w 7x7 grade 316 stainless steel cable with nylon coating @ 3inches apart at 3bedrooms study area and master bedroom (custom color frame-custom color frame, non-powder coated) EPL fixed invisible grille (vertical)		Lump Sum	\$4,100.00
7	Supply labour & material to install clear tempered glass casement window c/w black color aluminium powder coated frame at common toilet 2	2pcs	\$300	\$600.00
J	VINYL FLOORING WORKS			
	1st Storey			
1	(Optional - Supply labour & material to lay vinyl flooring for tentant's bedroom and walkway. Vinyl type to be 5mm SPC grade. Stone Polymer Composite grade from US Diamond Clic selection from Trenc flooring - \$2,000.00 Supply labour & material to overlay self-leveling concrete before laying Vinyl - \$550.00)			
	2nd Storey			
2	Supply labour & material to lay vinyl flooring for master bedroom & study area, bedroom 1 & study area, bedroom 2 & study area, walkway & staircase (Top surface only). Vinyl type to be 6.5mm SPC grade. Stone Polymer Composite grade from US Diamond Clic selection from Trenc flooring	1	\$5,050.00	\$5,050.00
3	Supply labour & material to overlay self-leveling concrete before laying Vinyl	1	\$1,100.00	\$1,100.00
K	PAINTING			

1	Provision of painting services and paint materials for walls and ceiling. Does not include piping, door frames and such areas. Selection of paint of up to 4 different colours with max 2 per room (including variations of white). Quote is for Nippon Vinilex 5000. Designed type of painting is not included.	1	\$3,200	\$3,200
	<p>Important note: Selection of paint of up to 4 different colours (including variations of white). Any other branding or grades shall be quoted separately. Painting work scope shall be with 1 Base sealer (either oil or water based depending on the condition of your wall) and 2 top coats. Any additional layer of painting will be charged separately. Price quoted based on per colour per wall.</p> <p>(a) Additional charge if there is more than one colour of paint per wall or there is a request for painting designs using stencil.</p> <p>(b) Only minor patch up is offered. If patching of holes or gaps left after removal of cornices or false walls or tiles or cement blocks/bricks or hacking or wall paper and as such, the quote is additional.</p> <p>(c) If customer requires uneven walls or rough surfaces from its original condition or ageing to be made good and level, this is charged separately.</p> <p>(d) Balcony area painting requires outdoor grade paint. Quote does NOT include balcony painting unless otherwise stated</p>			
2	Supply labour & material to touch up and seal up nail holes or unwanted holes before painting. Any patching or touch up of big gaps and holes are charged separately.			
3	Supply labour and materials to paint sealer only before actual painting coats.	1	\$700	\$700
4	<p>Supply labour and materials for painting outdoor facade, side and back. (for both levels). Work Scope: Paint provided is outdoor grade SS345 Nippon Super Weatherbond paint.</p> <p>1. Jet wash surface 2. Oil based Sealer as primer/sealer 3. 2 coats of SS345 Nippon Super Weatherbond paint</p>	1	\$4,800	\$4,800
L	ELECTRICAL			
	<p>Important note:</p> <p>(1) Wiring are enclosed in exposed white PVC casing.</p> <p>(2) Sizes of casing based on the requirement onsite and decided by our technician. In any case if PVC piping (white/ black), metal conduit, or other special casings required, top up on the prices are required and based on the final material chosen.</p> <p>(3) Submission of electrical works maybe required to SP Power upon agreement with customer</p> <p>(4) Current incoming capacity is 63Amp Single Phase (SPN) but the breaker size indicates 80 Amp SPN. Additional top up maybe required.</p> <p>(5) You are advised to confirm the total loading of all your electrical appliances.</p> <p>(6) We shall provide Safety Mark approved switches and power outlets based on what is readily available from the supplier. These shall be in white. If you wish to choose your own design, you may do so at your own costs. There shall be no deduction of materials costs if this is made known after the quotation is confirmed. Our brand provided is either MK or Honeywell or Hager subject to stock availability.</p> <p>(7) Packaged pricing content components are not allowed to be traded or exchanged. Additional works or changes shall be charged at ala-carte pricing. If you do not use up your entitlement, you may not trade for it.</p>			
1	<p>Electrical works Main Distribution Panel</p> <p>Electrical Works for 63 Amp Main SPN DB</p> <p>Setup of new Main DB with new wiring / MCBs / and pulling cable from Main-DB</p> <ul style="list-style-type: none"> - Checking Single-Phase and preparation of DB Panel for 63 Amp usage, and Single Line Drawing - Quote includes necessary skilled technician and materials for setup of new Main-DB @ 63Amp - New wiring, new housing, RCCBs, MCBs, ELCBs as necessary for setup of Main-DB to comply with Singapore Standard CP 638 New Colour Code - Does not include replacement of sub-main cable from outside power grid into the property to the new Main DB panel. - Existing wiring to be removed and replaced with new wiring to comply with SS638: Singapore Standard <p>Top up \$400 for 80 Amp DB panel</p>	1	\$1,500	\$1,500.00
2	Supply and install air-con isolators for 1. Living Room (1 CU) 2. MBR (1CU) 3. CBR 2 & 3 system 2 (1CU) 4. Aft residences 1set of System 4. Total sets of CU 4x.	4	\$200	\$800.00
	LIVING ROOM			
3	Supply labour and material to install 2G1W Double socket power outlets with wiring in surface trunking. This means each 2G1W has 2 power outlets	5	\$75	\$375.00
4	Supply labour and materials to install lighting/fan points with wiring in surface trunking. On-off switch is One Way only.	17	\$45	\$765.00

5	Supply labour and materials to install track and accompanying lighting (light fittings to be provided by customer)	2	\$25	\$50.00
6	Supply labour and materials to install ceiling fan. (Fan fittings and safety hook to be provided by customer)	1	\$80	\$80.00
7	Supply labour and materials to install pendant lighting (fittings to be provided by customer). Quote does not include installation of chandelier and designer lighting. To be quoted separately.	2	\$35	\$70.00
8	Supply labour and materials to install recessed / surface mounted LED lighting. (light fittings to be provided by customer)	12	\$15	\$180.00
9	Supply and install 1 data point with Cat 5E in surface trunking to run from ONT unit.	1	\$150	\$150.00
	Option 1: To add 2-way switches for Living and kitchen - For FULL set of lighting living (17x lights) and kitchen (3x lights) additional \$600 Option 2: To add 2-way switches for Living and kitchen controlling up to 3 light pieces \$150 Option 3: For upgrade to concealed wiring for living room and kitchen, and other owner occupied living space including bedrooms Socket wiring per point \$140 (Top up additional \$65 x 21 = \$1365) Lighting wiring per point \$100 (45 x \$45 = \$2025)			
	KITCHEN			
10	Supply labour and materials to install 2G1W double socket power outlets with wiring in surface trunking. This means each 2G1W has 2 power outlets	1	\$75	\$75.00
11	Supply labour and materials to install 1G1W double socket power outlets with wiring in surface trunking for fridge & water dispenser	2	\$70	\$140.00
12	Supply labour and materials to install 2G1W double socket power outlets with wiring in concealed at island counter	1	\$150	\$150.00
13	Supply labour and materials to install double pole switches for hood/hob and oven - for high powered appliances. Inclusive of power points with switches or double pole	2	\$150	\$300.00
14	Supply labour and materials to install lighting points with wiring in surface trunking. On-off switch is One Way only.	3	\$55	\$165.00
15	Supply labour and materials to install recessed / surface mounted LED lighting. (light fittings to be provided by customer)	3	\$15	\$45.00
	STAFF RESIDENCES (Quote for 4 rooms in total)			
16	Supply labour and materials to install 2G1W double socket power outlets with wiring in surface trunking. This means each 2G1W has 2 power outlets.	5	\$75	\$375.00
17	Supply labour and materials to install 1G1W double socket power outlets with wiring in surface trunking for 2 washing machine & water dispenser	3	\$70	\$210.00
18	Common area - Supply labour and materials to install lighting points with wiring in surface trunking. On-off switch is One Way only.	17	\$55	\$935.00
19	Supply labour and materials to install recessed / surface mounted LED lighting. (light fittings to be provided by customer)	17	\$15	\$255.00
20	Supply and install ventilation system with flexible ducting and 6x exhaust grille points and internally mounted ducting exhaust fan. Each common toilet to have additional ventilation exhaust fans	1	\$1,750	\$1,750.00
21	Supply and install KDK Ventilation fan for each toilet with ducting as required	4	\$250	\$1,000.00
22	Supply and install 1 data point with Cat 5E in surface trunking to run from ONT unit.	1	\$150	\$150.00
	MASTER BEDROOM			
23	Supply labour and materials to install 2G1W double socket power outlets with wiring in surface trunking. This means each 2G1W has 2 power outlets	3	\$75	\$225.00
24	Supply labour and materials to install lighting/fan points with wiring in surface trunking. On-off switch is One Way only. This quote for bedroom & study area .	8	\$55	\$440.00
25	Supply labour and materials to install recessed / surface mounted LED lighting. (light fittings to be provided by customer)	8	\$15	\$120.00
	BEDROOM-1 & BEDROOM-2			

26	Supply labour and materials to install 2G1W double socket power outlets with wiring in surface trunking. This means each 2G1W has 2 power outlets	6	\$75	\$450.00
27	Supply labour and materials to install lighting/fan points with wiring in surface trunking. On-off switch is One Way only.	10	\$55	\$550.00
28	Supply labour and materials to install recessed / surface mounted LED lighting. (light fittings to be provided by customer)	10	\$15	\$150.00
	Level TWO COMMON & MASTER BATHROOM			
29	Supply labour and materials to install 2G1W double socket power outlets c/w cover with wiring in surface trunking. This means each 2G1W has 2 power outlets	1	\$100	\$100.00
30	Supply labour and materials to install lighting points with wiring in surface trunking. On-off switch is One Way only.	4	\$55	\$220.00
31	Supply labour and materials to install surface mounted LED lighting. (light fittings to be provided by customer)	4	\$15	\$60.00
	WALKWAY (L2)			
32	Supply labour and materials to install 2G1W double socket power outlets with wiring in surface trunking.	3	\$75	\$225.00
33	Supply labour and materials to install lighting/fan points with wiring in surface trunking. On-off switch is One Way only. (Not overhead staircase)	3	\$55	\$165.00
34	Supply labour and materials to install surface mounted LED lighting. (light fittings to be provided by customer)	3	\$15	\$45.00
35	Supply and install 1 data point with Cat 5E in surface trunking to run from ONT unit.	1	\$150	\$150.00
	Outdoor 5-Footway walkway			
	Supply labour and materials to install 2G1W double socket power outlets c/w cover with wiring in surface trunking. This means each 2G1W has 2 power outlets	2	\$100	\$200.00
36	Supply labour and materials to install lighting/fan points with wiring in surface trunking. On-off switch is One Way only.	6	\$70	\$420.00
37	Supply labour and materials to install surface mounted LED lighting. (light fittings to be provided by customer)	4	\$20	\$80.00
38	Supply labour and materials to install wall mounted lighting. (light fittings to be provided by customer)	2	\$35	\$70.00
	Balcony			
39	Supply labour and materials to install 2G1W double socket power outlets c/w cover with wiring in surface trunking. This means each 2G1W has 2 power outlets	1	\$100	\$100.00
40	Supply labour and materials to install lighting/fan points with wiring in surface trunking. On-off switch is One Way only.	3	\$70	\$210.00
41	Supply labour and materials to install wall mounted lighting. (light fittings to be provided by customer)	3	\$35	\$105.00
M	OPEN TERRACE BEHIND			
1	Extension of open terrace connected to MBR Supply materials and labour to build extension with size approx. 2m W x 4m L on the same level as existing concrete roof. - Quote includes a. Formwork as required for construction of extension b. Necessary pressure equipment for pumping of non shrink grout cement c. Reinforcement bar and BRC mesh in compliance with PE endorsed structure plans d. Make good new and old extension with cement finish e. Waterproofing of extension	35sqft		\$4,200.00
2	PE Endorsement without submission (submission by others) for structural construction of extension	1	\$1,600	\$1,600.00
3	Supply outdoor grade chengal wood rafters for lay on area only of pitch roof	1	\$1,200	\$1,200.00
N	ROOFING			
1	Supply material & labour to install 4mm fire rated aluminium composite panel (non-COC) c/w galvanised mild steel structure support to replace existing zinc sheet. Includes channel covering for waterproofing the joints. Area estimated to be 521 sqft	530	\$22	\$11,660.00

2	Supply material & labour to install 4mm aluminium composite panel c/w metal structure support at back door staff shelter	1	\$500	\$500.00
3	Supply material & labour to install new gutter for back portion of roof (including dismantle for old gutter)			\$2,200.00
3	Supply material & labour to install wire mesh to cover the gap between the wall & zinc sheet.	1	\$1,800	\$1,800.00
O	METAL WORKS			
1	Supply material & labour to install 1000mm Height Vertical 50 x 50 x 2.3mm Thk galvanised steel (square hollow section) c/w 9 horizontal rails (top rail 50mm x 50mm and subsequent 38mm x 19mm size) for fencing at outdoor 5-Footway walkway (Approx: length of full set safety barrier - 120ft)	1		\$5,500.00
2	Supply material & labour to install 1000mm Height Vertical 50 x 50 x 2.3mm Thk galvanised steel (square hollow section) c/w 9 horizontal rails (top rail 50mm x 50mm and subsequent 38mm x 19mm size) for aircon barrier at master bedroom rooftop (Approx: length of full set safety barrier - 45ft)	1		\$2,000.00
3	Supply material & labour to install 1000mm Height Vertical 50 x 50 x 2.3mm Thk galvanised steel (square hollow section) c/w 9 horizontal rails (top rail 50mm x 50mm and subsequent 38mm x 19mm size) for balcony(Approx: length of full set safety barrier - 20ft)	1		\$950.00
4	Supply material & labour to install 25 x 25 x 1.6mm Thk galvanised steel (square hollow section) for ladder at master bedroom manhole area	1	\$500	\$500.00
5	Supply labour & material to install aluminum open/close hatch type access panel at man hole area	1	\$850	\$850.00
P	CCTV			
1	Supply labour and material to install Cat 6 POE type cabling, 1 unit HIKVISION NVR, 4x outdoor HIKVISION CCTV units with Western digital 2TB CCTV grade HDD.	4	\$170	\$680.00
2	Supply labour and material for one set of CCTV HIKVISION Brand (4CH NVR with 4CCTV)	1	\$750	\$750.00
Q	Air-Conditioning System			
	1st Storey			
1	Supply Equipment, labour tools and materials to installation Panasonic air - conditioning system C/W new copper pipe insulation, PVC trunking , PVC water drainage pipe and control wiring (Equipment as below following) 1) For Living Dining area, 2.5HP System1. To install 2 sets of System 1 Panasonic Inverter. Model: Cu-ps24ukz/ cs-ps24ukz non ion / 2 tick 2) For Tenants area, to dismantle and recycle existing air-con units with new wiring and servicing. Condenser units to be mounted at new location above study area on the roof level. Total 4 units to be re-cycled			\$6,870.00
	2nd Storey			
2	Supply Equipment, labour tools and materials to installation Panasonic air - conditioning system C/W new copper pipe insulation, PVC trunking , PVC water drainage pipe and control wiring (Equipment as below following) 1) Master Bedroom, one System 1 @ 2.5HP Panasonic Inverter 2) Common Bedroom. 1.5HP each FCU (System 2), Model: cu-3s27 kkz / cs-s12tkzw x2 2 tick			\$5,380.00

	<p>Option to change to Mitsubishi brand with Total price at \$13,150</p> <p>Supply Equipment, labour tools and materials to installation Mitsubishi air - conditioning system C/W new copper pipe insulation, PVC trunking , PVC water drainage pipe and control wiring (Equipment as below following)</p> <p>* 1st Floor -Mitsubishi Ceiling Cassette - Puy-p125vka/ Ply-p125ea (5HP) Dining/Living & Kitchen area -For Tenants area, to dismantle and recycle existing air-con units with new wiring and servicing. Condenser units to be mounted at new location above study area on the roof level. Total 4 units to be re-cycled for Bedroom 1,2,3 & 4</p> <p>* 2nd Floor -Mitsubishi wall mounted - Mxy-gn24va/ Msy-gn24va (2.5HP) for master bedroom -Mitsubishi wall mounted - Mxy-3g28va2/ Msxy-fn13ve x 2 (indoor all 1.5HP) (system 2) Bedroom 1</p>			
R	MISCELLANEOUS			
1	Supply labour to provide cardboard protection	1	\$800	\$800.00
2	Supply labour to provide general cleaning to whole unit upon completion. Does not include deep cleaning or detailed cleaning.	1	\$500	\$500.00
3	Rental of scaffolding	1	\$1,500	\$1,500.00
Grand Total				\$178,708.00
Goodwill Discount				\$3,708.00
Discounted total				\$175,000.00