

EZZOWORKS PTE LTD

UEN: 202224892K

436 MACPHERSON ROAD SINGAPORE 368147

TEL: 69683098

Valid: 30 Days

HDB Lic: HB-095474D

**EZZOWORKS**
RENOVATIONSite Address: #03-131 and #03-131C 6 Raffles Blvd,
Marina Square Mall, Singapore 039594

Quotation: QZ0822SOF1

Owner Name: Jia Yi (SOFRA)

Date: 20 Aug 2022

H/P: 9151 8231

Project in charge: David Chan

Email:

H/P: 9632 0750

N/o:	DESCRIPTION	Quotation as of 20/08/2022		
A	PROFESSIONAL SERVICES / DESIGN CONSULTATION	Qty	Unit price	Price
1	Layout planning, Autocad Drawing, contractor consultation and space planning	1	\$500.00	\$500.00
2	Project management and site coordination/ supervision for entire project.			
3	<p>Compilation, administration and drafting (where relevant) of detailed drawings for submission to landlord/MCST</p> <p>a) Relevant forms for compilation as part of the application for Permit to Work</p> <p>b) Completed CS/3 form complete with electrical single-line drawing endorsed by Licensed Electrical Worker (LEW);</p> <p>c) Compilation of first electrical bill by the energy retailer, if applicable;</p> <p>d) Compilation of As-built plan endorsed by Qualified Person (QP);</p> <p>e) Singapore Civil Defence Force (SCDF) lodgement letter or notice of approval (where applicable);</p> <p>f) Fire Safety Certificate (FSC) issued by the SCDF (where applicable);</p> <p>g) All soft copies of as-built drawings;</p> <p>h) Prescribed forms for completion of renovation works</p> <p>i) Preparation of shop drawings, as-built drawings, risk Assessment Plan, layout plan, air-conditioning (ACMV), lighting and electrical plan</p> <p>Note: Relevant QP fees and individual as-built / QP drawings as submitted are indicated separately in the quoted items below.</p>			
5	<p>Professional service for LEW:</p> <p>Endorsement, testing and provision of internal test report attesting to work and material compliance with Singapore Standards SS 638 (up to 63 Amp TPN).</p> <ul style="list-style-type: none"> - Includes shutdown attendance fee for testing fees/commissioning for DB - Provision of endorsed Single Line Drawing by LEW - Testing and commissioning by LEW for SP testing for Permanent supply - Testing and commissioning by Contractor's LEW for SP testing for Temporary supply with SLD endorsement -> \$500 <p>Important Note: Pls take note that price quoted does NOT include other costs imposed by building LEW, SP Power, building management and any other government authorities. Additional costs such as load testing, SP testing fees and associated costs, shutdown fees, turn-on fees and fees related to Form CS3 / CS5 approval and processing, temporary supply testing by Building LEW are to be borne by customer. All these stated are as required.</p>	1	\$2,500.00	\$2,500.00

6	<p>Professional service: QP submission to FSSD for FSC (SCDF)</p> <p>1. Submission for BP (Building plan) Job scope: a. Site visits, Consultations & Plan Drafting fees b. Preparation & Submission of BP & FP to FSSD/SCDF c. Submission fee to FSSD/SCDF. d. Engaging Qualified Person (Civil Engineer) e. Engaging (RI) inspector (RI. Architect) f. Application for Fire Safety Certificate (FSC) (subject to FSSD approval) g. Includes SCDF admin fees for the submission.</p> <p>2. Submission for FP (Fire Protection) only Job scope: a. SCDF/FSSD Fire Protection Measures Submission (FP Plan Submission) b. Application fee c. Mechanical Engineer Fee (QP Mechanical) d. RI Mechanical Engineer Fee (RI M&E) e. FSC Application (Subjected to FSSD/SCDF Approval) f. Includes SCDF admin fees for the submission. g. Any other additional submission required will be advised after the site visit and quoted separately.</p> <p>Important note: a. Fire prevention and sprinkler quote is attached separately. It is PRELIMINARY only and subject to final changes by QP after design plan is confirmed by customer. b. Any other additional submission required will be advised after finalized design is confirmed and shall be quoted separately. c. Pls note that Mechanical Ventilation and sub section for Fire Suppression system submissions are NOT quoted based on total heat generating equipment in the kitchen is less than 8kW. Customer to provide confirmation of kW usage to avoid complications with SCDF. Further, no open flame and no gas oven to be used within the premise based on this set of quotation. If open flame and gas oven cooking or heating or baking is required, additional submission is required.</p>	1	\$3,600.00	\$3,600.00
7	<p>Professional service: Structural Professional Engineer's (PE) Endorsement a. PE Endorsement to Marina Square (MCH Pte Ltd) for installation of framework to support shutter system around perimeter of lease line b. PE Endorsement of shop front installation as part of support framework in Item 7a. c. Endorsement for Air-Con submission to MCH Pte Ltd Items a, b and c is \$3000</p> <p>d. PE endorsement to MCH Pte Ltd for the hoarding structure installation (no submission included to BCA or URA). Sub-total: \$1500</p>	1	\$4,500.00	\$4,500.00
8	<p>OPTION: Professional service - License Gas QP Endorsement Provision of license gas submission to City Gas and relevant gas piping works as applicable / relevant to the project enabling gas outlet source. To lay piping, hook up appliance, install solenoid valve and detector system, inclusive of turn on of gas supply and necessary QP submission to City Energy</p> <p>Sub-total: \$9000</p>			
9	<p>Professional service: License Plumber QP Endorsement Qualified Personnel submission to PUB and relevant endorsement for installation of plumbing and sanitary fittings (as applicable). Submission includes endorsement to relevant authorities, autocad drawing, plumbing piping to include relevant double check valve. Excludes grease trap submission and floor trap water test fees.</p>	1	\$1,800.00	\$1,800.00
10	<p>Insurance Public Liability insurance coverage for the Landlord and their representatives up to \$2,000,000 and relevant Workmen Compensation Insurance</p>	1	\$500.00	\$500.00
B	ELECTRICAL			
1	Supply labour and materials to install lighting points for display cabinet with wiring in conduit pipe. On-off switch is One Way only. Wiring is laid in GI conduit as per Mall requirement with hanging rod from concrete slab.	16	\$120.00	\$1,920.00
2	Supply labour and materials to install power sockets (2G type) with wiring in conduit pipe. On-off switch is One Way only. Wiring is laid in GI conduit as per Mall requirement. Does NOT include USB type plate. Includes night work.	10	\$200.00	\$2,000.00
3	Supply and install Temporary Distribution Board for use during renovation. Endorsement of LEW to be separately charged.	1	\$500.00	\$500.00
4	Supply and fabricate 80 Amp TPN Electrical Switch Panel Distribution Board only. Does NOT include supply and fabrication of adjacent 32A TPN DB	1	\$1,500.00	\$1,500.00
5	Supply and install 20Am isolator for kitchen equipment	5	\$350.00	\$1,750.00

	<p>Important note:</p> <p>(1) Wiring requirement varies Mall to Mall but as a minimum standard, wiring complies with SS638 standard. As it is a requirement by Mall Management, additional costs may be incurred once the electrical wiring work is confirmed. Under this condition, tenant and their contractor are to use new colour coding for cable with reference to BS 7671 and IEC 60446 and EMA circular RD/EO1/2009. Wiring is also required to be contained in GI conduit instead of regular PVC trunking/piping.</p> <p>(2) Submission of electrical works maybe required to SP Power upon agreement with customer</p> <p>(3) Current incoming capacity is 80 Amp 3-Phase (TPN). Additional top up maybe required should more power supply is required.</p> <p>(4) You are advised to confirm the total loading of all your electrical appliances.</p> <p>(5) 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>(6) 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> <p>(7) IMPORTANT: Power Budget calculation and endorsement is NOT quoted unless required by Mall Management. If required, it is quoted as \$500 per power budget calculation table with endorsement by LEW</p>			
C	FLOORING			
1	Masonry: Supply labour & material to waterproofing membrane as required by Mall Management MCH Pte Ltd and to lay self-leveling	1733	\$4.00	\$6,932.00
2	Supply and install new cement look Vinyl 184mm W x 1224mm L x 5mm T for unit area. Quote includes wastage of 10% Note: 1. Does not include any Vinyl skirting	1906	\$5.00	\$9,530.00
D	AIR-CONDITIONING SYSTEM			
1	<p>a. Supply and install 2 sets of G.I. air-con supply air duct c/w external insulation with 3 meters of internal insulation to reduce sound level.</p> <p>b. Supply and install 2 sets of return air duct c/w internal insulation and washable filter for existing fan coil unit .</p> <p>c. Supply and install 1 lot of long bar to supply air and return air bar grill for dining area .</p> <p>d. Supply and install 4 nos of 4 ways diffuser for the kitchen area .</p> <p>e. Testing and commissioning prior to handover</p> <p>f. Night work for the above items a to e</p>	1	\$25,950.00	\$25,950.00
E	FALSE CEILING and DRYWALL			
1	Supply and install false ceiling for #03-131 and #03-131C	1	\$7,500.00	\$7,500.00
2	Provision for night work due to noise requirements for false ceiling	2	\$450.00	\$900.00
3	Supply and install Access Panel for maintenance and repair work	5	\$150.00	\$750.00
4	<p>HOARDING:</p> <p>Supply and install hoarding wall for total length 36m L x 3.2m H</p> <p>Graphic sticker design, printing and installation to be separately charged.</p> <p>Includes night work</p> <p>- NOTE that the hoarding is only for 3-sided hoarding. Does NOT include hoarding with the neighbour's unit</p>	1	\$6,000.00	\$6,000.00
5	<p>Supply and install double side partition walls separating customer's unit from #01-131A and #01-131B</p> <p>- Does NOT include quotation for 40 kg.m2 RockWool basic noise insulation</p> <p>- Includes night work</p>	1	\$2,850.00	\$2,850.00
F	METAL WORKS			
1	Supply and install mild steel structure up to 36m L as top mounted and support new Flexible guide type sliding shutter system using 50/50/4mm hollow section. Final pricing subject to design and after consultation with approved shutter contractor. Price does not include pelmet, cladding and covering system above sliding shutter system	36	\$225.00	\$8,100.00
G	CARPENTRY			

1	Design & fabricate plywood wooden platform with metal support frame underneath. a) Quote is for wooden plywood platform only with no fabric cushion installation. To be by customer b) Drawing for fabrication by customer c) Includes installation only with cutting of wood to size / sanding / varnishing with melamine varnish of parquet wood. Supply of wood by customer. d) As per provided drawing for 8.1m x 2.1m for #03-131 and 3.5m x 3.42m for #03-131C e) Includes hot work permit and night job as necessary f) Choice is also available of using selected laminate and/or selected veneer with varnish at same quote.	1	\$12,000.00	\$12,000.00
H	PAINTING			
1	Supply paint and painter to paint walls, false ceiling and partition walls using Nippon Matex or similar grade. Partition wall and false ceiling to be painted using oil sealer.	1	\$1,500.00	\$1,500.00
I	FIRE SPRINKLER WORKS (Valid if stated works are done by Ezzoworks Pte Ltd)			
1	Supply and install new royal flush sprinkler points	24	\$180.00	\$4,320.00
2	Supply and install new main pipe	1	\$500.00	\$500.00
3	Supply and install EXIT lighting as part of compliance with FSC submission. Final count to be confirmed by QP after shop design is finalized.	3	\$180.00	\$540.00
4	Supply and install EMERGENCY lighting as part of compliance with FSC submission. Final count to be confirmed by QP after shop design is finalized.	2	\$180.00	\$360.00
5	Supply and install 3kg AB Fire Extinguisher as part of compliance with FSC submission. Final count to be confirmed by QP after shop design is finalized.	2	\$60.00	\$120.00
6	Supply labour to drain and discharge residual water inside the unit - to be quoted by term contractor for MCH Pte Ltd	1	\$0.00	\$0.00
7	Drainage Fee charged by Building Management - - to be quoted by term contractor for MCH Pte Ltd	1	\$0.00	\$0.00
J	PLUMBING			
1	Supply and install stainless steel piping with one water inlet for kitchen.	1	\$600.00	\$600.00
K	MISCELLANEOUS			
1	Supply labour and materials to provide blue canvas/cardboard/plywood/PVC for corridor protection	1	\$500.00	\$500.00
2	Erection and usage of mobile scaffolding for Work At Height of installation works > 3m with approved certified workers for MCH Pte Ltd's submission	1	\$750.00	\$750.00
	Payment terms:			
	1. Deposit 10% upon confirmation and signing of contractor works - Includes work to commence for drawings for submission and other documentation works			
	2. 1st claim of 30% upon commencement of work			
	3. 2nd claim, 30% upon completion of installation of carpentry			
	4. 3rd claim 20% on confirmation of SP testing date and passing electrical testing.			
	5. Balance 10% on handover.			
	Total			\$110,772.00

Quotation compiled by:

Accepted by customer

Name: David Chan

Name:

TERMS AND CONDITIONS	
A	Payment conditions
1	Prices quoted in contract are in Singapore Dollars. Pls kindly SIGN all approved quotations for your kind agreement and understanding.
2	Prices quoted does not include any submission costs or permit fees to any relevant government authorities, MCST or approving bodies unless otherwise stated
3	Quotation is valid for 15 days only unless otherwise stated. Quotation that is confirmed remains valid within 30 days of commencement of renovation works. Beyond this time period, this contract may be withdrawn, cancelled or varied by Ezzoworks Pte Ltd due to unstable material and labour construction costs.
4	In the event where this contract is cancelled by Ezzoworks Pte Ltd, all deposit paid shall be refunded.
5	Deposit will not be refundable under any circumstances if contract were to be cancelled by the customer. Payment of deposit via bank transfer and issuance of receipt is proof of acceptance of the quote. Customers are requested to ensure all cheque payments they made, must be affirmed through the issuance of our official company printed receipt. All cheques are payable to "Ezzoworks Pte Ltd". Only a final invoice shall be issued due to accounting practices.
6	Payment by customer shall be by cheque made payable to "Ezzoworks Pte Ltd" or PAYNOW to UEN: 202224892K or Bank Transfer to OCBC Bank Account: 6018-7393-8001 and no cash or cash cheque will be accepted
7	No changes of payment method shall be entertained once the quotation is confirmed or deposit paid.
8	Full payment upon completion. No retention, no deduction or discount shall be entertained unless agreed. There shall be no unilateral penalties and compensation in kind deducted by the customer without mutual agreement.
9	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 Ezzoworks Pte Ltd for all the preparation work done.
10	Goods remain the property of Ezzoworks 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.
12	Variation order a. Any additional, alteration and variations requested to the original quoted works by the Customer are deemed as Variation Orders at additional cost with extension of the completion date and are subject to Ezzoworks Pte Ltd's acceptance of the additional work. b. Payment for variation orders (VOs) are collected as is confirmed during the course of the project. Balance of VO items shall be paid in full prior to handover. If accurate VO cannot be assessed, a fixed amount of estimated VO shall be paid prior to completion. Further differences be it a refund or further additional shall be finalized after job closure. Payment is due within 7 days once the invoice is issued. Interest may be chargeable if PAYMENT due is still not made after 30 days of project handover. c. All finalized variation orders before handover are required to be confirmed by the customer prior to the completion of the handover to avoid misunderstanding arising for the works.
B	Market practices and condition of work provided
1	Materials provided: Price quoted for works is based on Singapore's typical market practice. This means there is no choosing of brands for common materials 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 would be required to top up the quote based on the brand chosen. If the customer chooses to replace materials offered with their product or material of choice, there is no offer of contra or discount in exchange. Rest assured we do not provide sub-par materials on purpose.
2	Common market practice for customer's understanding and acceptance: a. Electrical installation are done by competent and experienced trained technicians. Quotation that is required to include onsite supervision by Licensed Electrical Worker or single-line drawing endorsement of work by LEW shall be charged differently b. Plumbing works are done by competent and experienced plumber workers. Quotation that is required to include supervision by Licensed Plumber or done by a Licensed Plumber shall be charged differently
3	Prices quoted are subjected to changes due to on-site measurements and amendments in work scope due to unforeseen problems
4	Schedule: Project schedule given are strictly estimated. We aim to deliver satisfactory and fair 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 the work scopes or unable to decide appropriately or other subcontractors delay their part of installation. Customers are advised that changes in decisions affect installation work downstream or certain works are suspended until their confirmation. The company shall not be held responsible financially or required to pay compensation. Please note that changes or delays at the beginning of a work process WILL affect downstream completion. It is NOT obvious to the layperson but delays resulting from such changes or delayed decisions made, shall impact the handover dates. We may also claim overtime costs incurred to handover the project for delivery dates pushed earlier due to limitations by the customer.
5	Customer's own sub-contractor and self supplied products/materials For works that the customer decides to sub-contract out, Ezzoworks shall only help coordinate the schedule on a friendly and non-liaible basis. We shall NOT be responsible for irregularities, mistakes, clash of work scope and specifications, inability of the sub-contractor to complete their work resulting in re-work or delays, and costs of re-work to satisfaction. The manner in which items such as window panels, water and air-conditioning piping and lay of drainage floor traps and electrical wiring, audio visual cables, internet data cables, if sub-contracted out, shall be the responsibility of the customer. Ezzoworks shall not be liable for defects or damages or delays arising from customers providing their own materials, products or at their insistence to use their preferred brand of product or materials. Payment shall not be withheld in such a situation. Material and product specialist knowledge remains the domain of the supplier. We can only advice as best possible but shall not be held responsible for product or material defect.
6	Responsibility of newly purchased items Customers are to ensure that all personal properties are to be safe kept during renovation. Ezzoworks Pte Ltd and its employees or contractors engaged by Ezzoworks Pte Ltd will not be liable for any item damaged or lost during the renovation period. All new items purchased that may be misplaced or lost shall not be charged to the Company.
7	Re-using existing or current electrical appliances or toilet fixtures or any other furniture and fixtures: Ezzoworks shall not be liable to replace or waive installation charges on recycled or reused electrical equipment or home appliances or air-condition systems or items dismantled as part of the renovation and subsequently re-installed at the end of the renovation. This means after dismantling and upon putting back the said equipment or appliance, we shall not bear responsibility if the item is found later NOT to be working satisfactorily or not at all. Customer shall still bear the costs of the installation works.
8	Exemption of work scope: Certain works such as gas installation to cooking hobs and ovens, shall be done by approved Citygas technicians. It does not form part of the quote unless stated specifically. This applies to also Starhub, Fiber Optic ONT ports and telephone socket outlet ports which at the beginning of the renovation may be in working condition but subsequently upon completion of renovation, no longer found to be in working condition. All such costs incurred are to be borne by the customer
9	Works affecting neighbour units Hacking works for the flooring may result in crack lines appearing below or water seepage occurring. The Company shall not be held responsible to make good and repair the damage without costs. We would not be familiar with the existing state of condition and wear and tear deterioration of the neighbours' flooring and walls, and as such, costs to make good shall be borne by the customer, if required. Damage that is obvious due to the renovation works such shall be repaired without costs to the customer.

10	<p>Changes in quotation i.e. Variation Order (VO)</p> <p>a. Variation orders are expected as part of renovation works for unforeseen repairs and modifications to meet satisfaction. The additional costs may have to be borne by the customer. Note that certain quoted items is strictly for existing type of installation. Changes to the type of fixture can result a VO. Example includes floor mounted S-trap WC to be replaced with wall mounted S-trap WC or totally replaced with P-trap WC.</p> <p>b. Changes in requirements which may look simple to the customer would still result in additional costs such as need for intermediate switches or ring circuits. Or additional waterproofing works required.</p> <p>c. Customers are reminded to confirm the lay of plumbing piping, wiring and placement of the lighting, fan points and power outlets accurately. Changes to re-run the plumbing, wiring or new placement locations or adjustments no matter how minor would be charged accordingly. As such pls be clear with the intention of the works to avoid additional charges. The VO will reflect a different pricing as it is based on re-worked installation costs.</p> <p>d. Tiling costs are limited to 600mm x 300mm size tiles only. Tile sizes larger than 300mm x 600mm shall be charged a VO.</p> <p>e. If we are required to come back and to make good AFTER completion of certain work scope, the re-work item shall NOT be charged at per unit rates given in the main quotation. The pricing shall be reflective of market per visit or per small project pricing. This includes parquet or similar flooring touch up or repair works or to clean dirty floor tiles or walls. This includes being asked to come back and add one a small area (as example) of parquet flooring replacement.</p>
C	Warranty conditions
1	1 Year Carpentry Workmanship Warranty & 1 Year General Workmanship Warranty. Repair work that is not related to defects from workmanship after the project is completed becomes chargeable.
2	This Warranty will take effect from the date of final invoice to the customer.
	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. Ezzoworks shall not be liable for any form of compensation claims arising from any dispute unless specifically stated in the quotation.
	b) This Warranty is not be transferable, negotiable or assignable to any third party.
	c) This Warranty does not cover damages and/or defects or complaints arising from:
	- Accidents, misuse, mishandling e.g. scratches, dented, drop, etc.
	- Wear and tear, and daily usage
	- Corrosion/fungus, rusting or stains
	- Any unauthorised modification/repair to the hearsay items
	- Acts of God, fire and civil unrest
3	In the event materials are provided by customer, warranty shall be limited to the work scope offered by Ezzoworks only. We shall not be liable for defects arising from goods or materials supplied by the Customer, be it used as a standalone appliance or be part of the installation process such as flooring or toilet fixtures.
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	- Accidents, misuse, mishandling e.g. scratches, dented, drop, etc.
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