

**EZZOWORKS PTE LTD**

UEN: 202224892K

436 MACPHERSON ROAD SINGAPORE 368147

TEL: 69683098

Valid: 30 Days

HDB Lic: HB-095474D

**EZZOWORKS**  
RENOVATIONSite Address: 21 Jurong Gateway Rd, #04-01,  
Singapore 608546

Quotation: QZ0822ACH01-Achevas CPF

Owner Name: Michelle / Jack

Date: 29 Aug 2022

H/P: 8382 0398

Project in charge: David Chan

Email:

H/P: 9632 0750

N/o:	DESCRIPTION	Quotation		
A	PROFESSIONAL SERVICES / DESIGN CONSULTATION / INTERIOR DECOR	Qty	Unit price	Price
1	Interior design, layout planning, Autocad Drawing, consultation and space planning	1	\$1,600.00	\$1,600.00
2	Detail drawing of all carpentry works, if required			
3	Project management and site coordination/ supervision for entire project.			
4	<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) First electrical bill by the energy retailer;</p> <p>d) 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 form for completion of renovation works</p> <p>i) Risk Assessment Plan / Layout Plan / Air-condition plan / Lighting and Electrical plan</p> <p>Note: Relevant QP fees are indicated separately in the quoted items below.</p>			
5	<p><b>Professional service for LEW:</b></p> <p>Endorsement, testing and provision of internal test report attesting to work and material compliance with Singapore Standards SS638 (up to 63Amp TPN).</p> <p>- Includes shutdown attendance fee for testing fees/commissioning for DB</p> <p>- Provision of endorsed Single Line Drawing by LEW</p> <p>- Testing and commissioning by LEW</p> <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 approval and processing.</p> <p>Quote does NOT include payment related to Temporary Supply, if applicable, for electricity typically payable to Building management and LEW testing fees (\$500), if required by building management.</p>	1	\$1,200.00	\$1,200.00
7	<p><b>Professional service: PE Endorsement for installation of air-conditioning piping</b></p> <p>PE Endorsement with to CPF Building management for the coring of the non-load bearing wall between the external air-con condensing unit's placement and internal unit space. All other hacking and contractor works are quoted separately.</p>	1	\$800.00	\$800.00
8	<p><b>Insurance</b></p> <p>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			

	<p>Important note:  (1) <b>As it is a requirement by CPF Board, additional costs maybe incurred once the electrical wiring work is confirmed. Under this condition by CPF Board, 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.</b>  (2) Wiring are enclosed in exposed white PVC casing unless quoted as concealed  (3) 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.  (4) Submission of electrical works maybe required to SP Power upon agreement with customer  (5) Current incoming capacity is 63Amp Single Phase (SPN) but the breaker size indicates 80 Amp SPN. Additional top up maybe required.  (6) You are advised to confirm the total loading of all your electrical appliances.  (7) 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.  (8) 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	Supply wiring and installation for power outlet for Main entrance glass doors	1	\$75.00	\$75.00
2	Supply wiring and installation for power outlets for Classroom and Reception area. Each power outlet to be with wiring and comes with 2G power socket	18	\$75.00	\$1,350.00
3	Supply HDMI cable with accessories and installation - cancelled. Quoted: \$150	1	\$0.00	\$0.00
	<b>Note: Lighting and shifting of lighting is not quoted as yet until floor plan is finalized.</b>			
	<p>- Quote does NOT include any costs of re-wiring to comply with new colour code as this is subject to site assessment by LEW (upon commencement of work)  - Quote does not also include any requirements to change or modify or amend the components / wiring of the existing electrical Distribution Board</p>			
<b>C</b>	<b>Flooring</b>			
	<p>2. Supply and install new Vinyl 184mm W x 1224mm L x 5mm T for unit area. Quote includes wastage of 10%  Note:  1. Laying of Vinyl tiles and plywood only after partition walls are up.  2. Underlay plywood or self levelling is not quoted. If required, it is at \$2.50/psf for either plywood or self-levelling compound.  3. Does not include any Vinyl skirting  If self levelling is required, it is at \$3 per sqft for the total area.</p>	800	\$4.50	\$3,600.00
<b>D</b>	<b>AIR-CONDITIONING SYSTEM</b>			
1	<p>1) Supply new ac equipment labour tools to installation 1 set new Mitsubishi inverter system 3 wall mounted unit (2 x 13kbtu &amp; 1 x 10kbtu ) including new cooper pipe insulation ,water drainage pipe and control wiring .    *Mitsubishi  Mxy-3h28vg/ msxy-fp13vg x2 / msxy-fp10vg (5 tick )/ R32 gas</p>	1	\$4,600.00	\$4,600.00
<b>E</b>	<b>DRY WALL</b>			
1	<p>Supply labour &amp; material to fabricate dry wall between class room and reception area. Rockwool installed to be 40kg/m2 grade only with height to be 2.5m. Quote inclusive of night work for noisy installation. Price is indicative as spacing of partition wall maybe affected by the sprinkler.    QP to confirm final layout. Important note: Top of partition wall cannot block the effectiveness of the sprinkler unit. Minimum 2m radius and height of 600mm clearance required. Detailed measurement needed which may affect the room size. Caution to review sprinkler clearance vis-à-vis partition wall. Consideration to include false ceiling must consider additional costs of shifting sprinkler points lower and revert to term contractor for landlord for the works.</p>	1	\$1,650.00	\$1,650.00
<b>F</b>	<b>DOOR WORKS</b>			
1	Supply glass install and materials (Glass to be 10mm T Clear Tempered Glass with Floor Spring and Glass Door Lock system for Main door (Finger Unlock   Remote App Unlock   Password Unlock   IC Card Unlock   Key Unlock)	1	\$1,290.00	<b>\$1,290.00</b>
2	Supply and install Glass Door Lockset with Finger Unlock   Remote App Unlock   Password Unlock   IC Card Unlock   Key Unlock for Main Door	1	\$595.00	<b>\$595.00</b>
3	Supply and install semi-hollow plywood wooden door with glass view panel and aluminium frame. Includes varnishing of door panel and iron mongeries (door lock/knob)	1	\$550.00	<b>\$550.00</b>

<b>G</b>	<b>PAINTING</b>			
<b>1</b>	Supply painter, sealer and paint materials for dry wall and touch up existing walls/ceiling as required. 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). a. Quote is for Nippon Vinilex 5000. Singapore Green Label certificate available on request from CPF Board.	<b>1</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
	<b>Important note:</b> 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. (a) Additional charge if there is more than one colour of paint per wall or there is a request for painting designs using stencil. (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. (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.			
<b>H</b>	<b>MISCELLANEOUS</b>			
<b>1</b>	Supply labour to provide cardboard/plywood/PVC for corridor protection	<b>1</b>	<b>\$400.00</b>	<b>\$400.00</b>
	Payment terms:			
	1. Deposit 10% upon confirmation and signing of contractor works			
	2. 1st claim, 40% upon commencement of works			
	3. 2nd claim, 40% upon completion of LEW testing and most works			
	4. Balance 10% on handover.			
Grand Total				<b>\$19,210.00</b>

Quotation compiled by:

Accepted by customer

Name: David Chan

Name:

	<b>TERMS AND CONDITIONS</b>
<b>A</b>	<b>Payment conditions</b>
<b>1</b>	Prices quoted in contract are in Singapore Dollars. Pls kindly SIGN all approved quotations for your kind agreement and understanding.
<b>2</b>	Prices quoted does not include any submission costs or permit fees to any relevant government authorities, MCST or approving bodies unless otherwise stated
<b>3</b>	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.
<b>4</b>	In the event where this contract is cancelled by Ezzoworks Pte Ltd, all deposit paid shall be refunded.
<b>5</b>	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.
<b>6</b>	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
<b>7</b>	No changes of payment method shall be entertained once the quotation is confirmed or deposit paid.
<b>8</b>	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.
<b>9</b>	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.
<b>10</b>	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	<p><b>Variation order</b></p> <p>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.</p> <p>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.</p> <p>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.</p>
B	<b>Market practices and condition of work provided</b>
1	<p>Materials provided:</p> <p>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.</p>
2	<p>Common market practice for customer's understanding and acceptance:</p> <p>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</p> <p>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</p>
3	Prices quoted are subjected to changes due to on-site measurements and amendments in work scope due to unforeseen problems
4	<p>Schedule:</p> <p>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.</p>
5	<p>Customer's own sub-contractor and self supplied products/materials</p> <p>For works that the customer decides to sub-contract out, Ezzoworks shall only help coordinate the schedule on a friendly and non-liable 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.</p>
6	<p>Responsibility of newly purchased items</p> <p>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.</p>
7	<p>Re-using existing or current electrical appliances or toilet fixtures or any other home furniture and fixtures:</p> <p>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.</p>
8	<p>Exemption of work scope:</p> <p>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</p>
9	<p>Works affecting neighbourly units</p> <p>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.</p>
10	<p><b>Changes in quotation i.e. Variation Order (VO)</b></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	<b>Warranty conditions</b>
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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