

EZZOGENICS PTE LTD

UEN: 201208665Z

436 MACPHERSON ROAD SINGAPORE
368147

TEL: 69683098

Valid: 30 Days

HDB Lic: HB-095474D



Site Address: 110A Punggol Field #08-564 S(821110)

Quotation: QE0522PGF01 IAN

Owner Name: IAN

Date: 31 Aug 2022

H/P: 9652 4781

Project in charge: Dean Ye Htun

Email:

H/P: 9376 5562

N/o:	DESCRIPTION			
A	PROFESSIONAL SERVICES / DESIGN CONSULTATION / INTERIOR DECOR	Qty	Unit price	Price
1	Interior design consultation and space planning		FOC	
2	Proposed selection of material used for particular concept/ style.		FOC	
3	Proposed colour conceptualisation.		FOC	
4	Detailed drawings of carpentry works.		FOC	
5	Project management and site coordination/ supervision for entire project.		FOC	
6	Selected drafting and detailed drawings. Does not include 3D Rendering (Items A1 to A6 provided FOC as part of the awarded project in full)		FOC	
B	HACKING			
	Living Room			
1	Supply labour to hack off a. Existing L-Box Ceiling b. Shoe Cabinet c. TV-Cabinet d. Seating @ dining & Glass Panel e. Featured wall @ bomb shelter	1	\$1,350.00	
	Kitchen			
2	Supply labour to hack off a. existing kitchen entrance door b. existing floor & wall tiles c. kitchen cabinets	1	\$1,400.00	
	Toilets			
3	Supply labour to hack floor and wall tiles for 2 toilets a. Includes removal of plumbing fixtures such as WC and mixer / heater b. Removal of wiring accordingly c. Does NOT include removal of false ceiling, if any d. Removal of existing doors e. Glass panels / glass doors as required f. Toilet Accessories g. Bathtub	1	\$1,600.00	
4	Supply labour to dismantle existing wardrobe @ Bedroom 2	1	\$250.00	
5	Supply labour to dismantle existing L.Shape wardrobe @ M.Bedroom	1	\$300.00	
	Lump sum			\$4,900.00
C	MASONRY (TILES SHALL BE PROVIDED BY OWNER)			
	Note: Plumbing and electrical works quoted separately			
1	Kitchen: Supply labour and cement materials to lay new set of tiles for the floor only at the kitchen a. Includes waterproofing after hacking b. Does NOT include potentially any repair towards cracks forming or water seepage	1	\$1,800.00	\$1,800.00

2	Common toilet: Supply labour and cement materials to lay new set of tiles up to 600mm x 300mm for the wall and floor for the common toilet. a. Includes waterproofing after hacking b. Does NOT include potentially any repair towards cracks forming or water seepage for the neighbouring units. This if required shall be quoted separately c. Includes all necessary cement materials except supply of tiles	1	\$2,400.00	\$2,400.00
3	Master Bathroom: Supply labour and cement materials to lay new set of tiles up to 600mm x 300mm for the wall and floor for the MBR toilet. a. Includes waterproofing after hacking b. includes box up piping by using calcium silicate c. Does NOT include potentially any repair towards cracks forming or water seepage for the neighbouring units. This if required shall be quoted separately d. Includes all necessary cement materials except supply of tiles	1	\$2,800.00	\$2,800.00
4	Supply labour to construct bathtub wall at MBR toilet	1	\$800.00	\$800.00
5	Supply labour and material to construct cement base tile finishing for kitchen cabinet	1	\$600.00	\$600.00
6	Labour for cutting joining tiles at 45 deg angle for each toilet	2	\$300.00	\$600.00
	Important note for tiling: 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: (1) Corner guard is used for tile joints. If you require 45 degree angle joint, top up is required. (2) Stainless steel inlay for divider between walls. If you wish to change to other types, you have to purchase your own. (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. (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. (5) Laying of mosaic tiles, designer and herringbone tiling shall be quoted separately (6) Any dry lay required will be charged separately. (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. (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%.			
D	PLUMBING			
1	Supply labour & material (piping and connectors) to install stainless steel pipe (hot & cold water) for the toilets & kitchen	1	\$850.00	\$850.00
2	Kitchen: Supply labour to install a. Installation of kitchen sink & tap @ \$150 b. Installation of washing machine @ \$80	1	\$230.00	\$230.00
4	Common Bathroom Supply labour to install a. WC (excludes WC itself) at the same position @ \$150 b. Sink with hot & cold water piping and bottle trap drainage (excludes sink) @ \$180 c. Shower Mixer (with piping from existing piping outlet) @ \$120 - Important note: Shower mixers which are fully concealed with central controller or thermostatic type shall be quoted separately d. Labour to install storage water heater @ \$250	1	\$700.00	\$700.00
5	Master Bathroom Supply labour to install a. WC (excludes WC itself) at the same position @ \$150 b. Sink with hot & cold water piping and bottle trap drainage (excludes sink) @ \$180 c. Shower Mixer (with piping from existing piping outlet) @ \$120 d. Install Bathtub @ \$220 - Important note: Shower mixers which are fully concealed with central controller or thermostatic type shall be quoted separately	1	\$670.00	\$670.00
	Important notes: (1) All sanitary fixtures and accompanying accessories such as heater, sink and taps are charged separately. (2) Owners shall provide their own bottle traps and stoppers if they buy their own sinks			

E	CARPENTRY WORKS (MAX 2600 mm HEIGHT)			
	(All cabinets comes with soft closing hinges, inner white color & abs trimming for all doors)			
	There will be additional cost if the laminate is above \$55.			
1	Design & fabricate 10ft full height cabinet by using selected laminate finishing at Living Hall (with one open hole)	10	\$295.00	\$2,950.00
2	Design & fabricate 11ft featured wall c/w tic tac door & color glass (as per design) by using selected laminate finishing at Living Hall	1	\$1,850.00	\$1,850.00
3	Design & fabricate 2ft full height Tower cabinet c/w 5pcs for drawers and 1pc of pull out shelf by using selected laminate finishing at kitchen	1	\$750.00	\$750.00
4	To box up piping at kitchen by selected using laminate finishing (with access door)	1	\$200.00	\$200.00
5	Design & fabricate 11.5ft bottom kitchen cabinet 3pcs of drawers by using selected laminate finishing	11.5	\$150.00	\$1,725.00
6	Design & fabricate 11.5ft top hung kitchen cabinet by using selected laminate finishing	11.5	\$150.00	\$1,725.00
7	Design & fabricate 17.5ft selected Quartz kitchen top 20mm single profile for kitchen cabinet	17.5	\$155.00	\$2,712.50
8	Additional top up for drawers under the sink by using Blum tandem runner track	2	\$80.00	\$160.00
9	Customized pull out basket for sauces and housing for rubbish by using selected laminate finishing	2	\$220.00	\$440.00
10	Design & fabricate ft 12.5ft L-shape W.I.C by using selected laminate finishing at Master Bedroom	12.5	\$330.00	\$4,125.00
11	Fix shelving less than 400mm (depth) by using selected laminate finishing at 3 Bedrooms (without wood backing)	3	\$650.00	\$1,950.00
F	Partition & Glass Works			
1	Supply labour & material to fabricate partition wall c/w clear tempered glass at Bedroom 3	1	\$1,850.00	\$1,850.00
2	Supply labour & material to install tempered glass backing (in the middle) for kitchen cabinet	1	\$720.00	\$720.00
G	Door Works			
1	Supply labour & material to install bi-fold door c/w clear tempered glass with Alu: frame	1	\$850.00	\$850.00
2	Supply labor & material to install slide swing door c/w wooden grain PVC or acrylic panel & plastic guardian lock at common toilet	1	\$480.00	\$480.00
3	Supply labor & material to install slide&swing door c/w wooden grain PVC or acrylic panel & plastic guardian lock at master toilet	1	\$480.00	\$480.00
4	Supply labor & material to install barn door c/w track system by using plywood & selected laminate finishing	1	\$1,250.00	\$1,250.00
H	PAINTING & Plastering Works			
1	Supply painter and paint materials for walls and ceiling including 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. And anti-mold for two toilets and kitchen ceiling only. b. Designed type of painting is not included. Top up required for higher grade paint to Nippon - Easy Wash / All-in-One @ \$600	1	\$1,950.00	\$1,950.00
	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. (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. (d) Balcony area painting requires outdoor grade paint. Quote does NOT include balcony painting unless otherwise stated			
2	Supply labour and materials to paint sealer only before actual painting coats. Discounted to \$500	1	\$500.00	\$500.00

3	Supply labour to paint metal gate door (inclusive of sanding)	1	\$60.00	\$60.00
I	ELECTRICAL			
	<p>Important note:</p> <p>(1) Wiring are enclosed in exposed white PVC casing unless quoted as concealed</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 40 Amp 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	Supply labour and material to install 2G1W Double socket power outlets with exposed wiring. This means each 2G1W has 2 power outlets	5	\$75.00	\$375.00
2	Supply labour and material to install 1G1W single socket power outlets with exposed wiring.	2	\$70.00	\$140.00
3	Supply labour and materials to install 15A socket power outlets with wiring in surface trunking.	1	\$120.00	\$120.00
4	Supply labour and materials to install double pole switches for oven & hood - for high powered appliances. Inclusive of power points with switches or double pole	2	\$150	\$300.00
5	Supply labour and materials to install single socket power outlets c/w cover with wiring in surface trunking for washing machine.	1	\$110.00	\$110.00
6	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
7	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 .	5	\$55.00	\$275.00
8	Supply labour to install ceiling fan. (Fan fittings and safety hook to be provided by customer)	8	\$60.00	\$480.00
9	Supply labour to install track and accompanying lighting (light fittings to be provided by customer)	4	\$30	\$120
10	Supply labour to install projector screen (projector screen to be provided by customer)	1	\$180	\$180
11	Supply labour to install projector (projector to be provided by customer)	1	\$180	\$180
12	Supply labour to install motorized cloth hanger including wiring works (motorized cloth hanger to be provided by customer)	1	\$250.00	\$250.00
13	Supply labour to relocate the switches at living hall	1	\$150.00	\$150.00
14	Supply labour to install LED bathroom mirror (inclusive of wiring works)	1	\$150.00	\$150.00
J	Flooring			

1	Parquet Sanding and Varnishing 3 Bedrooms Sanding and varnishing for 3 bedrooms - BDR 1, 2, and MBR. Melamine varnish to be used. Important note: After removal of the platform, underlying parquet flooring may need to be repaired or removed. That shall be quoted separately. Does not include replacement of defective parquet. If required, shall be quoted separately Work conditions: -To sand the existing floor to remove the top wood layer and old varnish. To return the state of the hardwood floor to a condition as good as new provided condition of existing parquet is within limits and underlay conditions are not damaged. -Very deep scratches or stains that seep through the wood may not be 100% removed. Those may need replacement. -Sanding with BONA machine equipped with a vacuum bag to ensure 95% dust- free working environment -Protection of furniture if any. -Varnish with Melamine-based varnish (Made in Singapore) -Option of finishing: Matt, Satin, Gloss - Room shall be vacant before work starts. If shifting is needed, there will be an additional charge for labour. Warranty: 6 months for the workmanship of sanding & varnishing. Does NOT cover any water seepage damage or underlying existing condition which may lead to early defect of parquet. All parquet warranty does not cover pest infestation or pet damage or defacement from daily use, wear and tear or improper care of the user.	1	\$950.00	\$950.00
2	Provide services for floor tile pointing repair and re-grout at Living Hall	1	\$880.00	\$880.00
K	Air-Conditioning System			
1	1) Supply new AC equipment labour tools and Materials to dismantle and installation 1 set new Mitsubishi inverter system 4 wall mounted unit (1 x 13k btu & 2x 10k btu and 1 x 24K BTU) included new copper pipe insulation , PVC trunking and water drainage pipe and control wiring .	1	\$5,750.00	\$5,750.00
M	MISCELLANEOUS			
1	Supply labour to provide cardboard/plywood/PVC protection	1	\$500.00	\$500.00
2	Supply labour to provide general and acid cleaning for toilets & kitchen. Exclusive of deep cleaning of apartment.	1	\$550.00	\$550.00
3	Removal and disposal of renovation debris.	1	\$750.00	\$750.00
Sub Total				\$55,587.50
GoodWill Discount				\$287.50
Grand Total				\$55,300.00

Quotation compiled by:

Accepted by customer

Name: Dean Ye Htun

Name:

	TERMS AND CONDITIONS
A	Payment conditions
1	Prices quoted in contract are in Singapore Dollars.
2	Prices quoted does not include any submission 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 Ezzogenics Pte Ltd due to unstable material and labour construction costs.
4	In the event where this contract is cancelled by Ezzogenics 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 "Ezzogenics Pte Ltd". Only a final invoice shall be issued due to accounting practices.
6	Payment by customer shall be 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
7	No changes of payment method shall be entertained once the quotation is confirmed or deposit paid.
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
	The payments shall be payable as follow :
	1st payment...15% (Deposit upon signing of contract)
	2nd payment...40% (Upon commencement of works on the first day)
	3rd payment...40% (Upon completion of ceiling works and starting of painting)
	4th payment...5% (Upon completion of works)
	b) No changes of payment method shall be entertained. All client whom decided to engage us are to follow our payment method accordingly.
	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
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 Ezzogenics Pte Ltd for all the preparation work done.
10	Goods remain the 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.
11	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 Ezzogenics Pte Ltd's acceptance of the additional work. b. Payment for Variation orders (VOs) are collected as it is confirmed during the course of the project. 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. Budgetary quote for the VO shall be compiled BEFORE handover approx. 2 weeks with a tentative amount for initial payment. Further differences be it refund or add-ons shall be finalized after job closure and handover.
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 layman but delays resulting from such changes or delayed decisions made

5	<p>Customer's own sub-contractor</p> <p>For works that the customer decides to sub-contract out, Ezzogenics 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 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.</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. 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. 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>Ezzogenics 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>a. Pre-renovation inspection prior to commencement of hacking shows existing minor crack lines or spalling concrete or the ceiling in the unit below is in poor condition such as loose masonry or existence of minor water seepage. Photo evidence shall be taken and shown to customer. If after completion of hacking works and the resultant is in water seepage from the ceiling, the costs of repair shall be borne by the customer!</p> <p>b. Pre-renovation inspection doesn't show any signs of existing defects such as crack lines, spalling concrete or loose masonry or existence of minor water seepage. If after completion of hacking works, there are signs of seepage, the Contractor shall repair the water seepage leakage by way of polyurethane foam injection and make good said ceiling without costs to the customer.</p>
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. Ezzogenics 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 Ezzogenics 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.