

**EZZOWORKS PTE LTD**  
**UEN: 202224892K**  
**436 MACPHERSON ROAD SINGAPORE 368147**  
**TEL: 69683098**

Valid: 15 Days HDB Lic: HB-095474D

Site Address: 32 King's Dr, Singapore 266399

Owner Name: Ms. Chen Jin

H/P: 9188 0317

Email:



Quotation: QZ0323KGD1

Date: 23 Mar 2023

Project in charge: Marie Igao

H/P: 9084 9097

N/o:	DESCRIPTION	Qty	Unit price	Price
<b>A</b>	<b>PROFESSIONAL SERVICES / DESIGN CONSULTATION / INTERIOR DECOR</b>			
1	Interior design consultation and space planning		FOC	
2	Proposed selection of material used for particular concept/ style		FOC	
3	Drafting and relevant drawings for submission		FOC	
4	Project management and site coordination/ supervision for entire project		FOC	
	(Items A1 to A4 provided FOC as part of the awarded project in full)			
<b>B</b>	<b>DISMANTLE WORKS</b>			
1	To supply labour to hack, dismantle & disposal of the following items; a. Kitchen bottom and top cabinet at range hood side area only (keep the tall cabinet on the left side) b. Level 2/Bedroom 3 wardrobe door only (carcass need to keep) (1930 mm x 2400mm) c. Level 2/Bedroom 2 wardrobe (1800mm x 2400mm) d. Existing glass cabinet w/ shelves at Attic toilet e. Existing wooden casement door including door frames at attic toilet f. Exterior awning shed or window canopy (4pcs-2.17mL & 1pc-3.30mL) g. Bamboo blinds at car porch area h. Inclusive of throw debris to govt. accepted area	1	\$3,000.00	<b>\$3000.00</b>
<b>C</b>	<b>GARDEN WORKS and BAMBOO BLINDS INSTALLATION</b>			
1	a. Supply labours to remove and dispose trees b. Supply labours to remove and dispose existing fence c. Supply labours to install new fence (new fence and accessories will be supply by customer)	1	\$3,300.00	<b>\$3300.00</b>
2	Supply labour & materials to construct L Shaped outdoor corner planter box using Aerated Autoclaved Concrete block wall for support c/w bricks facade finishing (6000mmLx400mmWx450mmH) Note: Finishing materials to be used for facade(bricks) and for seating area (wpc decking) to be provided by owner	1	\$2,500.00	<b>\$2500.00</b>
3	Supply labour & materials to install new natural outdoor bamboo blinds with varnish at car porch area (size 2.50mL x 3mH)	4	\$690.00	<b>\$2760.00</b>
<b>D</b>	<b>PATIO AREA (OUTSIDE DINING ROOM)</b>			
1	Provide labour only to install WPC decking total area (4000mmLx3100mmW) (NOTE: WPC decking, batten support and all accessories shall be provided by owner). If materials such as aluminium batten is required, it shall be charged separately.	1	\$1,800.00	<b>\$1800.00</b>
2	To supply labour and materials to install aluminum composite panel awning. (2mx3.1m) a. To construct roof galvanized mild steel for support of awning b. Painting of existing galvanized steel tubular roof support with anti-rust paint and Nippon Bodelac c. If Professional Engineer endorsement on structural drawings required will be quoted separately	1	\$3,500.00	<b>\$3,500.00</b>
3	To supply labour and materials to install aluminium composite panel awning for windows. (2.17m L x 0.45m W - 4pcs for both sides & 3.30m L x 0.45m W -1pc at center) a. To construct roof galvanized mild steel for support of awning b. Painting of existing galvanized steel tubular roof support with anti-rust paint and Nippon Bodelac c. If a Professional Engineer's endorsement on structural drawings is required will be quoted separately d. Work at height: Scaffolding costs will only be charged as one-time fees if works are awarded and commence together same time as a full project	5	\$1,800.00	<b>\$9,000.00</b>
<b>E</b>	<b>PAINTING WORKS</b>			
1	Supply painter and paint materials for EXTERIOR walls and ceiling. Selection of paint of up to 4 different colours (including variations of white). a. Supply labour and materials to paint perimeter wall to clean / jet wash. To make good & clean stains of existing fence wall (33 meters Lx1.80mH) b. Supply labour and materials to paint front metal gate with Nippon Bodelac paint c. Quote is for Nippon Paint SS345 Super Weatherbond (exterior wall) d. Including oil sealer as basecoat e. Designer type of painting is not included. Top-up required for higher grade paint to Nippon - Easy Wash / All-in-One @ \$600	1	\$13,000.00	<b>\$13,000.00</b>

2	Supply painter and paint materials for INTERIOR walls and ceiling. Including piping 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. Ceiling at L2 and Attic to be using White Anti-Mould Paint. b. Including Oil Sealer as basecoat c. Designed type of painting is not included. Top up required for higher grade paint to Nippon - Easy Wash / All-in-One @ \$600	1	\$7,500.00	<b>\$7,500.00</b>
	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			
3	To supply and erection of metal mobile SCAFFOLDING a. With certified work at height worker b. With certified scaffolding supervisor and erector c. Approved by BCA	1	\$2,500.00	<b>\$2,500.00</b>
<b>F</b>	<b>MARBLE POLISHING (LEVEL 1 LIVING &amp; DINING ROOM)</b>			
1	Sanding and polishing for marble flooring excluding skirting a. Work Scope includes diamond sanding and polishing. Diamond sanding may require multiple passes with different grit and polishing powder.	750	\$1.80	<b>\$1,350.00</b>
<b>G</b>	<b>WOODEN DOOR &amp; DOOR FRAME VARNISH</b>			
1	<b>Level 1:</b> Main door (1.80mLx2.845mH) a. Supply labour and materials to varnish of existing wooden doors and door frames b. Including the top wooden panel of the main door c. Including the louver door outside the main door	1	\$450.00	<b>\$450.00</b>
2	Powder room, guest room, kitchen & 2 service yard a. Supply labour and materials to varnish existing wooden doors and door frames at the first floor (0.90m L x 2.10m H)	5	\$180.00	<b>\$900.00</b>
3	<b>Level 2:</b> Bedroom 2, Bedroom 3, Master's bedroom entrance door & 3 baths door Supply labour and materials to paint varnish of existing wooden doors and door frames (0.90m L x 2.10m H)	6	\$180.00	<b>\$1,080.00</b>
4	<b>Level 3:</b> Attic (not inclusive of bathroom door) Supply labour and materials to paint varnish of existing wooden doors and door frames (0.90m L x 2.10m H)	1	\$180.00	<b>\$180.00</b>
<b>H</b>	<b>PARQUE SANDING AND VARNISH (Water-Based Varnish)</b>			
1	<b>Staircase, Landing area and wooden handrail</b> Supply labour and materials to varnish of staircase, landing area and wooden handrails from level 1 to attic. Sanding and varnishing of existing floor with water based varnish.  -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 stain 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 water-based varnish. -Option of finishing: Matt, Satin, Gloss  Warranty: 6 months for 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.	2	\$700.00	<b>\$1,400.00</b>
2	<b>Level 2 (parquet floor)</b> Bedroom 2, Bedroom 3, Family area & Master's bedroom (770SFT) Supply labour and materials to provide parquet sanding and varnishing at second floor area	770	\$2.00	<b>\$1,540.00</b>
3	<b>Attic (parquet floor)</b> (155SFT) Supply labour and materials to provide parquet sanding and varnishing at second floor area	155	\$2.00	<b>\$310.00</b>
<b>I</b>	<b>CARPENTRY WORKS</b>			
	(All cabinets comes with soft closing hinges, inner colour PVC & abs trimming for all doors)  Note: There will be additional cost if owner selected laminate is above \$55+gst			

1	<b>Kitchen:</b> Design & fabricate top & bottom kitchen cabinet total of 22ft (3.30mL) and design to have 3 standard drawers by using selected laminate finishing Note: Not inclusive of kitchen sink side and tall cabinet side	22	\$160.00	<b>\$3520.00</b>
2	<b>Kitchen countertop:</b> Supply and install selected L-shaped Quartz countertop in single profile 20ft (Melmer Deluxe Edition) at (Hob and sink side)	20	\$155.00	<b>\$3100.00</b>
3	<b>Service yard kitchen:</b> Design & fabricate 1.67mLx0.90mH (5.6ft) sliding door cabinet w/complete accessories for additional storage by using selected laminate finishing at service area	5.6	\$120.00	<b>\$672.00</b>
4	<b>Level 2: Bedroom 3 (Daughter's room)</b> Design & fabricate to replace casement door of wardrobe w/hinges accessories by using selected laminate finishing (1930 mm x 2400mm)	1	\$800.00	<b>\$800.00</b>
5	<b>Attic room:</b> Design & fabricate 5FT wardrobe full height w/ odd shape ceiling by using selected laminate finishing at Attic room (1.50mLx2.00 mH)	5	\$320.00	<b>\$1600.00</b>
6	<b>Attic toilet:</b> Design & fabricate 2.3ft casement cabinet c/w double leaf glass door w/ internal shelves by using selected laminate finishing	1	\$450.00	<b>\$450.00</b>
7	<b>Attic bathroom sliding door:</b> Supply labour and materials to install solid core sliding door c/w laminate finishing w/ complete door accessories including top track door system and painted wood frames (800mmx2100mm)	1	\$1,500.00	<b>\$1,500.00</b>
<b>J</b>	<b>LEVEL 2 MASTER'S BEDROOM NEW BALCONY</b>			
1	Supply labor to hack and disposal of existing casement windows c/w existing aluminum framing and to make good of edge after hacking (1.85mLx2.40mH)	1	\$500.00	<b>\$500.00</b>
2	To supply labour and materials to install aluminum composite panel awning. (1mx1.8m) a.To construct roof galvanized mild steel for support of awning b. Painting of existing galvanized steel tubular roof support with anti-rust paint and Nippon Bodelac c.If Professional Engineer endorsement on structural drawings required will be quoted separately d. If steps are required will be quoted separately	1	\$2,000.00	<b>\$2,000.00</b>
3	Supply labours to install WPC decking above the car porch total area of (4.85m L x 3.60m W) a. Inclusive of extra work to level the decking floor (NOTE: WPC decking, batten support and all accessories will be provided by the owner)	1	\$2,800.00	<b>\$2800.00</b>
<b>K</b>	<b>GLASS WORKS (LEVEL 2 MASTER'S ROOM NEW BALCONY)</b>			
1	Supply labor and materials to install 8mm tempered clear glass of two glass panel sliding door (full height) with powder coated aluminum frame (Note:This quote is for clear tempered glass only, if owner wants tinted glass will be quoted separately)	1	\$3,300.00	<b>\$3,300.00</b>
<b>L</b>	<b>ELECTRICAL WORKS</b>			
1	Supply labour and materials to install Outdoor IP65 2 Gang (2G) <b>power sockets at the patio and L2 balcony</b> with wiring in EXPOSED PVC Trunking on the surface for the concrete wall. These sockets are 3-Pin outlets only with Safety Mark approval brand Honeywell. The quote does not include any hacking or cutting walls or floors.	2	\$160.00	<b>\$320.00</b>
2	Supply labour and materials to install lighting points with wiring in surface trunking. On-off switch is One Way only	2	\$85.00	<b>\$170.00</b>
3	Supply labour to install recessed/surface mounted ceiling lighting. (Light fittings to be provided by customer)	2	\$35.00	<b>\$70.00</b>
<b>M</b>	<b>MISCELLANEOUS</b>			
1	Supply labour and materials to provide cardboard for floor protection	1	\$1,500.00	<b>\$1,500.00</b>
2	Supply labour to provide general cleaning to whole unit upon completion. Does not include deep cleaning or detailed cleaning. Includes acid cleaning of tiling work	1	\$950.00	<b>\$950.00</b>
<b>Grand Total (NETT )</b>				<b>\$79,322.00</b>

*Note: For Items not included in this quotation, the company will charge additional in terms of variation order*

Payments Terms	
<b>1st Claim (Deposit)</b>	10% upon confirmation of works
<b>2nd Claim</b>	30% upon commencement of works
<b>3rd Claim</b>	40% upon commencement of carpentry and painting
<b>4th Claim</b>	15% upon commencement of final coat of painting
<b>VO Claims</b>	As project progresses and VO is approved by customer
<b>Final Balance</b>	5% on handover without retention

Quotation compiled by:  
Name: Ms. Marie Igao

Accepted by customer  
Name: Ms. Chen Jin

TERMS AND CONDITIONS	
<b>A</b>	<b>Payment conditions</b>
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
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
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.
11	<b>Variation order</b> <b>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> <b>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.</b> <b>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>
B	<b>Market practices and condition of work provided</b>
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
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 see
5	Customer's own subcontractor 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 home 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 neighbourly 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	<b>Changes in quotation i.e. Variation Order (VO)</b> 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. 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. 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. d. Tiling costs are limited to 600mm x 300mm size tiles only. Tile sizes larger than 300mm x 600mm shall be charged a VO. 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.
	<b>C Warranty conditions</b>
1	1 Year Carpentry Workmanship Warranty & 1 Year General Workmanship Warranty. Repair work that is not related to defects from workmansh
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.
	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
4	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.