

PAYMENT CERTIFICATE NO. 03 (FINAL)

Project: Residential New Build – 2 Storey Dwelling

Client: J JENSAN

Project Address: 24 Cavendish Rd | HS17J | London | United Kingdom

Certificate Date: 16.02.2026

Valuation Period: Weeks 13–22

Prepared By: SZ GRIGA

Certificate Ref: PC-03

1. SUMMARY

This final payment certificate represents the valuation of works completed to practical completion, including internal finishes, external works, and handover activities. This certificate reflects the final valuation prior to the release of retention in accordance with contract terms.

2. WORKS VALUATION SUMMARY

Work Package	Total Cost (£)	% Complete	Value to Date (£)
Pre Construction & Preliminaries	5,500	100%	5,500

Groundworks & Foundation	19,000	100%	19,000
Superstructure	22,000	100%	22,000
Roof Construction	12,000	100%	12,000
Building Envelope	16,000	100%	16,000
Mechanical & Electronical (MEP)	13,000	100%	13,000
Internal Finishes	20,500	100%	20,500
External Finishes	5,500	100%	5,500
Snagging & Handover	3,500	100%	3,500

3. FINANCIAL SUMMARY

Gross Value of Works to Date: **£117,000**

Less Retention (5%): **£5,850**

Less Previous Payments (PC-01 + PC-02): **£50,920**

Net Amount Due This Period: **£60,230**

4. NOTES

- This valuation represents works completed to practical completion.
 - Retention has been deducted in accordance with contract terms and will be released following the defects liability period.
 - All works have been completed in line with the revised programme following the approved Extension of Time.
 - No outstanding variations are included in this certificate.
-

5. CERTIFICATION

I certify that the above valuation represents a fair and reasonable assessment of work completed to date and reflects the final valuation prior to retention release.

Certified By:

Name: SZ GRIGA

Role: Project Manager

Signature: SZILARD G

Date: 12.02.2026