



CONSUMERS ASSOCIATION OF SINGAPORE

CASETRUST

STANDARD RENOVATION

CONTRACT

CASETRUST STANDARD RESIDENTIAL RENOVATION CONTRACT

THIS AGREEMENT is made on the _____ day of _____ between:

(1) _____ (last 3 digits with alphabet of the
NRIC No: _____) (hereinafter referred to as the "**Employer/Owner**") of the one party;

AND

(2) Omni Design Pte Ltd (a company with limited liability incorporated under the laws of Singapore, of
24 Sin Ming Lane Midview City #01-96 Singapore 573970 (hereinafter referred to as the "**Contractor**")
of the other party.

WHEREAS:

(1) The Employer/Owner requires renovating and/or decorating of the premises located at

(hereinafter called the "Premises") and is engaging the services of the Contractor for this purpose.

(2) The Contractor accepts such appointment and is willing and able to carry out the work described in the Scope of Works attached and in accordance with the plans, drawings and specifications specified in Appendix A (hereafter called the "**Works**").

NOW IT IS HEREBY AGREED as follows:

SCOPE OF WORKS

1. The Contractor agrees and undertakes to carry out and complete the Works to the satisfaction of the Employer/Owner and in accordance with the terms and conditions of this Agreement.
2. Subject to the Employer/Owner obtaining the relevant authorities approval (if any), the Contractor shall carry out and complete the Works as approved by the Employer/Owner diligently and in accordance with the said plans, drawings, variation addendum and specifications ("**Contract Documents**") and specified in **Appendix B** on or before the Date for completion of the Works. To this end, the Contractor shall supervise the work of its employees and agents accordingly and that all finishes, furnishing and furniture are of specified or satisfactory quality and finish.

PAYMENT AND PROCEDURE

3. For the performance of the Works, the Employer/Owner agrees to pay to the Contractor the sum of Singapore Dollars _____
(S\$ _____) (hereinafter referred to as the “**Contract Sum**”) in the manner specified in **Appendix C**
4. (a) Subject to the satisfactory performance of the Works, in the event of any delay or default by the Employer/Owner in making payment as stipulated in Appendix B, the Contractor may cease all work forthwith.
4. (b) If without reasonable cause, the Contractor shall fail or neglect to commence or complete the Works on the dates referred to in the Contract Documents, he agrees to pay the Employer/Owner (by way of damages, and not by way of penalty) the sum of Singapore Dollars _____ NA _____
(S\$ __NA_____) for every week or part thereof during which the commencement or completion of the Works is delayed. (OPTIONAL)

REPRESENTATIONS AND WARRANTIES

5. The Contractor warrants that any materials supplied by the Contractor will be of specified or satisfactory quality, suitable for their intended use and shall correspond with their description and sample (if any).
6. Where laying of floor finishes forms a part of the Works to be carried out by the Contractor under this Agreement, the Contractor shall ensure that such floor finishes are laid in accordance with the instructions and advice of the suppliers.
7. Where the materials for floor finishes are furnished by the Employer/Owner, the Contractor shall adhere to the instructions of the manufacturers of such materials.

ACCESS TO EMPLOYER/OWNER'S PREMISES

8. The Employer/Owner shall permit the Contractor, his employees, servants and agents free access to the Premises (at all reasonable hours) to carry out the Works and if required, obtain the necessary permission for the Contractor, his employees, servants and agents to carry out the Works required.
9. The Employer/Owner shall obtain the necessary permission for the Contractor, his employees, servants or agent to carry out the necessary work.

STANDARD OF WORKS

10. The Contractor shall, at his own expense, remove all tools and surplus materials from the premises and leave it in a clean and tidy condition, upon completion of the Works or the termination of the Agreement whichever the earlier.
11. (a) Any defects, shrinkage or other faults arising from materials supplied by the Contractor or workmanship not in accordance with the Agreement which may appear within the defects liability period stated in **Appendix A** and which are notified by the Employer/Owner in writing to the Contractor from time to time but no later than **30** days from the expiration of the said

defects liability period or such time may be agreed by the parties, shall be made good by the Contractor at his own expense within reasonable time frame according to the number of defects after receipt of such notification.

(b) Should the Contractor not perform the Rectification Works, subject to sub-clause (c), the Contractor agrees to compensate the Employer/Owner for the cost of engaging a third party to perform the Rectification Works.

(c) The Employer/Owner shall inform the Contractor in writing of the cost of engaging a third party to perform the Rectification Works and allow the Contractor, at his own expense to perform the Rectification Works.

WARRANTY

12. The Contractor shall provide to the client a workmanship warranty ("**Warranty**") for a period of **12** months ("**Warranty Period**") from the completion date of the Works.
13. In the event of any defects arising from the Works during the Warranty Period, the Contractor shall at its own cost, conduct the necessary rectifications works.
14. The Warranty shall not be valid where:
 - (i) The Works have been completed to the satisfaction of the Employer/Owner but the Employer/Owner has not made full payment of the Contract Sum;
 - (ii) The Employer/Owner refuses for whatsoever reason to allow the Contractor to conduct any rectification works;
 - (iii) The Contractor is able to show that the defects are as a result of misuse, wilful act or faulty workmanship by the Employer/Owner, his employees, servant, agents or third party working for or under the directions of the Employer/Owner.

PERMITS AND APPROVALS

15. The Contractor shall assist the Employer/Owner to obtain the necessary renovations permits as required by the relevant authorities. Subject to the Contractor providing the Employer/Owner an estimate of the reasonable expenses incurred, all expenses related to the application of the renovations permits shall be borne by the Employer/Owner.

TERMINATION

16. In the event that the Works are not of an acceptable standard, or if the Contractor ceases work on the Premises without reasonable explanation for more than **30** consecutive days, the Employer/Owner may terminate the Agreement by paying the Contractor only the value of the Works already performed, less compensation for inconvenience or additional expense caused as a result thereof or the Employer/Owner may exercise and enforce their strict legal rights for such stoppage.
17. In the event that this Agreement is terminated by the Employer/Owner for whatever reason through no fault or negligence on the part of the Contractor, the Contractor shall be entitled to recover from the Client to claim up to the value of the Works already carried out, including such amounts in respect of any materials supplied or purchased, work prepared (partially or fully).
18. In the event that this Agreement is terminated by the Contractor for whatever reason through no fault or negligence on the part of the Contractor, the Employer/Owner shall be entitled to recover from the Contractor the difference in the cost required to complete the Works.

NO VARIATION

- 19. No variation of the Works described shall invalidate the Agreement, but any such variation, whether by addition, omission or substitution, together with the cost and effect on the Date for commencement and completion of the Works, shall be agreed in writing between the Employer/Owner and the Contractor before the variation is carried out, and the contracts sum stated in Clause (3) and the Date for commencement and / or completion of the Works stated in **Appendix A** shall be altered accordingly.

NON-ASSIGNMENT

- 20. The Contractor shall not assign, transfer or in any other manner make over to any third party the benefit and/or burden of this Agreement without prior written consent of the Employer/Owner.

NOTICE

- 21. Any notice or demand under this Agreement may be sent by certificate of posting to the Employer/Owner or Contractor (as the case may be) at his address as stated hereinor in any other modes as agreed by the Parties.

NON-WAIVER

- 22. No failure to exercise and no delay in exercising on the part of the Employer/Owner or Contractor (as the case may be) shall operate as a waiver thereof nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof or any other right, power or privilege.

GOVERNING LAW AND JURISDICTION

- 23. Without prejudice to any rights of the parties, the Contractor agrees that any disputes arising out of or in connection with this Agreement shall be first referred to the Consumers Association of Singapore (CASE) Mediation Centre for resolution by mediation.
- 24. This Contract shall be governed by the laws of the Republic of Singapore.
- 25. This Contract shall be applicable to residential renovation works only.

AS WITNESS the hands of the parties hereto the day and year first above written.

SIGNED by the abovementioned

SIGNED by the abovementioned

EMPLOYER/OWNER

CONTRACTOR

in the presence of

in the presence of

APPENDIX A

WORKS

1. Drawings (attached)
 - 3D Drawings
 - Floor Plan

2. Stages of Renovation (to identify) including dates of completion
 - Work Schedule

3. Defect / liability period (to specify)
 - 12 months warranty

APPENDIX B

CONTRACT DOCUMENTS

WORKS SCHEDULE

APPENDIX C

PAYMENT SCHEDULE

GENERAL RENOVATION WORK (BUILDERS'WORK; MECHANICAL, ELECTRICAL, PLUMBING, ETC)		
	% payable at various stages	Amount to be paid at various stages (\$)
a) Deposit paid upon confirmation of contract	10%	
b) 1st payment upon commencement of works	40%	
c) 2nd payment upon measurement of carpentry works/ completion of wet works; Including Variation Order (if any)	45%	
d) Upon job completion	5%	
Total	100%	



APPENDIX B

CONTRACT DOCUMENTS

CONTRACTOR'S WORKS PROGRAMME

	% of overall works	No. of weeks from commencement date
1. Date of commencement		1st week
2. Delivery of supplies		1st week
3. Delivery of supplies for wall/floor		2nd week - 3rd week
4. Installation		2nd week
5. Complete furnishings for wall/floor		2nd week - 3rd week
6. Complete of fabrication at factory		3rd week
7. Delivery of woodwork		4th week
8. Complete installation of woodwork		4th week
9. Delivery of furniture/soft furnishings		5th week
10. Complete installation of furniture/soft furnishings		6th week

DEFECT/LIABILITY PERIOD

Name: *Yeo Li Hua*

Address: *Block 299A
Compassvale Street
#02 - 136
Singapore 541299*

My business has a policy on rectifying defective works and replacing defective materials supplied. We provide a defects liability period of 15 days upon job completion.

Employer/Owner is to notify us in writing form from time to time but no later than 15 days from the expiration of the said defects' liability period.

Rectification works are made good at the business' own expense within a reasonable time frame according to the number of defects after receipt of such notification.

Job Completion/Handover of site date:

Defects Liability period:



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 24 Sin Ming Lane #01-96, Midview City,
 Singapore 573970
 ROC: 201605331Z
 HDB Registratio No: HB-06-5129F

QUOTATION

Attn: Mdm Yeo	Add: Blk 299A Compassvale St	Quotation Ref.:	DT - 20 - 01		
H/p: 9001 9285		Date:	03-Feb-20		
		Designer:	Danson Teo		
		Contact No:	8551 3441		
Item	Description	Quantity	Singapore Dollars		
			Unit Price	Total Price	
1.00	Professional Services	1 unit	F.O.C		
1.10	Space Planning & furniture Layout				
1.20	Design Consultation				
1.30	Furnishing Consultation				
1.40	Perspective Drawing On Carpentry Works				
1.50	Materials & colour Proposal				
1.60	Project Management & Site Supervision & Audit				
1.70	Warranty With Guaranteed After Sales Service (2 year)				
2.00	Demolition & Hacking Works				
	<u>Kitchen</u>				
2.01	To dismantle existing kitchen cabinet.	1	1/s	\$ 300.00	\$ 300.00
	<u>Bedroom</u>				
2.02	To dismantle existing bedroom cabinet	1	unit	\$ 150.00	\$ 150.00
	<u>Toilet</u>				
2.03	To hack away existing floor tiles & wall tiles @ master & common toilet.	2	unit	\$ 600.00	\$ 1,200.00
2.04	To dismantle door & door frame @ master & common toilet.	1	1/s	Included	Included
2.05	To dismantle existing toilet accessories & toilet bowl & toilet basin @ master & common toilet	1	1/s	Included	Included
	Total Amount Under Item 2.00 - Demolition & Hacking Works				\$ 1,650.00
3.00	Mansory Work/Wet Work				
	<u>Kitchen</u>				
3.01	To construct fridge base in tiles finish	1	1/s	\$ 150.00	\$ 150.00
	<u>Toilet</u>				
3.02	Supply & lay water proofing membrane @ bathroom. (Approved by HDB) 1st layer = laying K-11 water proofing 2nd layer = laying water proofing 3 in 1 cement 3 layer = laying Non-shrink grout water proofing cement	2	unit	\$ 200.00	\$ 400.00
3.03	Supply & lay 300mm x 300mm non-slip homogenous floor tiles @ master toilet & common toilet, included: (tiles ranging below \$3.00) 3-in-1 pre-packed cement toilet entrance door kerb. 20mm step down shower kerb finish. Laying concealed drainage pipe for shower area Laying concealed drainage pipe for wash basin	2	unit	\$ 600.00	\$ 1,200.00



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QUOTATION

Attn:	Mdm Yeo	Quotation Ref.:	DT - 20 - 01		
Add:	Blk 299A Compassvale St	Date:	03-Feb-20		
H/p:	9001 9285	Designer:	Danson Teo		
		Contact No:	8551 3441		
Item	Description	Quantity		Singapore Dollars	
				Unit Price	Total Price
3.04	Supply & lay homogenous/ceramic wall tiles up to ceiling height @ master toilet, Included:(tiles ranging below \$3.00) 3-in-1 pre-packed cement make good deffect area after hacking @ bathroom entrance	270	sqft	\$ 9.50	\$ 2,565.00
3.05	Supply & lay homogenous/ceramic wall tiles up to ceiling height @ commom toilet, Included:(tiles ranging below \$3.00) 3-in-1 pre-packed cement make good deffect area after hacking @ bathroom entrance	250	sqft	\$ 9.50	\$ 2,375.00
Total Amount Under Item 3.00 - Mansory Work/Wet Work					\$ 6,690.00
4.00	Plumbing Work				
4.01	Replacement of standard stainless steel piping. (1 kitchen & 2 toilet) (Cold point only)	1	l/s	\$ 780.00	\$ 780.00
4.02	Installation of sets toilet bowl for labour charges only.	2	nos	\$ 100.00	\$ 200.00
4.03	Installation of sets toilet basin cabinet & tap for labour charges only.	2	nos	\$ 120.00	\$ 240.00
4.04	Installation of sets kitchen sink & tap for labour charges only.	1	nos	\$ 100.00	\$ 100.00
4.05	Installation of instant heater for labour charges only	2	nos	\$ 65.00	\$ 130.00
4.06	Installation of water spray for labour charges only	2	nos	\$ 35.00	\$ 70.00
4.07	Installation of toilet accessories for labour charges only. 7 pcs toilet accessories	2	unit	\$ 60.00	\$ 120.00
Total Amount Under Item 4.00 - Plumbing Work					\$ 1,640.00
5.00	Ceiling Works (as plan)				
Total Amount Under Item 5.00 - Ceiling Works					\$ -
6.00	Misc. Works / Door Works / Glass Works / Aluminium Works				
Painting					
6.01	To paints whole unit wall using Nippon Paint Vinilex 5000 & ceiling using Nippon Matex White, including: (4 Colour) main door frame = paint glossy paints main gate = paints glossy paints all door frame =paint glossy paints household shelter door & door frame = paint glossy paints whole house severage UPVC pipe = paints gloosy paints	1	l/s	\$ 1,550.00	\$ 1,550.00
6.02	To paints oil base sealant @ whole unit	1	l/s	\$ 550.00	\$ 550.00



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Item	Description	Quantity		Singapore Dollars	
				Unit Price	Total Price
	Glass				
6.03	Supply & install 6mm tempered glass backing @ kitchen cabinet Colour spray paint finished	1	1/s	\$ 550.00	\$ 550.00
6.04	Supply & install 10mm tempered glass fixed panel shower screen @ master toilet, finished by: 1800mmH x 1000mm L Clear glass	1	nos	\$ 250.00	\$ 250.00
	Aluminium/ Metal				
6.05	Supply & install aluminium frame slide & swing door @ both toilet Top track	2	set	\$ 360.00	\$ 720.00
6.06	Supply & install Silver/Bronze 24" x 24" top hung window in laminated glass finish @ common toilet KDK ventilation fan included	1	set	\$ 325.00	\$ 325.00
6.07	Supply & install Silver/Bronze 48" x 24" top hung window in laminated glass finish @ master toilet KDK ventilation fan included	1	set	\$ 550.00	\$ 550.00
	Misc Item:				
6.08	To lay protection sheet @ living room & all bedroom.	1	1/s	FOC	FOC
6.09	Chemical wash & general wash for whole house. (move in condition)	1	1/s	FOC	FOC
6.10	Uplifting material & debris fees.	1	1/s	FOC	FOC
	Total Amount Under Item 6.00 - Door Works / Glass Works / Aluminium Works				\$ 4,495.00
7.00	Carpentry Work (as plan)				
	Kitchen				
7.01	Designed & fabricate kitchen cabinet C/W drawer , stainless steel disk rack, 1 panel aluminium glass panel with Soft closing door hinges & ABS trimming & Colour PVC internal & Solid plywood finish				
	Additional plywood backing to level existing kitchen wall	1	1/s	\$ 150.00	\$ 150.00
	Top Unit	9	ft	\$ 120.00	\$ 1,080.00
	Bottom Unit	9	ft	\$ 120.00	\$ 1,080.00
	Quartz Surface worktop	9	ft	\$ 100.00	\$ 900.00
	Tall unit	2	ft	\$ 360.00	\$ 720.00



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Item	Description	Quantity	Singapore Dollars		
			Unit Price	Total Price	
7.02	Living Room / Dining Room Supply labour & materials to overlay laminate on existing TV feature wall & console, included: 4 pcs drawer head Selected high quality laminate & ABS trimming finish Solid plywood finish Total Amount Under Item 7.00 - Carpentry Works	1	1/s	\$ 600.00	\$ 600.00
					\$ 4,530.00

Total Amount
 7% G.S.T
 Total Amount Contract:
 Less Goodwill Discount
 Final Amount

\$18971.96	\$ 19,005.00
GST \$1328.04	\$ 1,330.35
<u>\$20300.00</u>	\$ 20,335.35
	\$ (35.35)
	<u>\$ 20,300.00</u>

Free upgrade whole unit carpentry hardware to
EXCEL soft closing hinges & drawer track

Payment:

- 10% Deposit Upon Confirmation of Contract	<u>\$2,030.00</u>
- 40% Before Commencement of Works	<u>\$8,120.00</u>
- 45% Before Measurement of Carpentry Work	<u>\$9,135.00</u>
- 5% Upon Job Completion	<u>\$1,015.00</u>

Terms & Conditions:

- Validity: Quotation valid only 2 weeks from above date
- All cheque should be payable to **Omni Design Pte Ltd**.
- All bank transfer should be transferred to **Omni Design Pte Ltd** . OCBC current account: 531-802692-001
- A signed Quotation cannot be cancelled otherwise liability for 20% of total amount quoted.

AGREED & ACCEPTED BY CUSTOMER

Danson Teo

QUOTED BY : Danson Teo
 Contacts : 8551 3441

Alice Teo

 DATE & SIGNATURE
 NRIC :

CASE Contractors and Renovators Insurance (CORE)

BOND CERTIFICATE

Insured Name : OMNI DESIGN PTE LTD
Beneficiary : Consumers' Association of Singapore (CASE)
Bond Policy No. : 5107677471
Bond Period : 22/2/2019 to 21/2/2020
Certificate No. : 5107677471 - 47
Project Owner : Yeo Li Hua
NRIC &/or Passport No. : S1714679C
Project Title : Residential
Project Location : 299A Compassvale Street #02-136
Project Value (S\$) : 19,005.00
Guaranteed Amount (S\$) : 2,030.00
Guarantee Period : 4/2/2020 to 3/2/2021

Important Notice:

- 1) This Bond Certificate is the proof of coverage and must be provided to AVA Insurance Brokers Pte Ltd upon submission of claims.
- 2) This Bond Certificate is non-transferable and non-refundable.
- 3) Claims settlement shall be made via cheque payable to the Beneficiary, in its capacity as trustee.
- 4) Maximum pay-out for the Project described above shall not exceed the Guaranteed Amount set out above.
- 5) This Bond Certificate is subject to all terms and conditions of the Bond Policy No. 5107677471
- 6) The issuance date of this Bond Certificate must be within the Bond Period.

Issued and signed this7..... day of...Feb.... in the year..2020....

Signed by:
NTUC Income Insurance Co-operative Limited



Soon Gud Voon
Vice President & Head Property & Casualty
Underwriting - Commercial Lines

Countersigned by:
AVA Insurance Brokers Pte Ltd



Michael Chew
Chief Executive Officer