



Saege Pte Ltd

**STANDARD RENOVATION
CONTRACT**

Saege Pte Ltd

8 Jln Kilang Barat #01-05 Central Link Singapore 159351

Tel: 69571344



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Saege Pte Ltd STANDARD RESIDENTIAL RENOVATION CONTRACT

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

(1) _____ (NRIC No: _____) (hereinafter referred to as the "**Owner**") of the one party;

AND

(2) Saege Pte Ltd (a company with limited liability incorporated under the laws of Singapore), of 8 Jln Kilang Barat #01-05 Central Link Singapore 159351 (hereinafter referred to as the "**Contractor**") of the other party.

WHEREAS:

(1) The Owner requires renovating 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**").

SCOPE OF WORKS

1. The Contractor agrees and undertakes for carry out and complete the Works to the satisfaction of the Owner and in accordance with the terms and conditions of this Agreement.
2. Subject to the Owner obtaining the relevant authorities approval (if any), the Contractor shall carry out and complete the Works as approved by the Owner diligently and in accordance with the said plans, drawings, variation addendum and specifications (**Contract Documents**) 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 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 B
4. In the event of any delay or default by the Owner in making payment the Contractor may cease all work forthwith.
5. All payment can be made payable to **Saege Pte Ltd** by cheque or Internet banking. The Contractor does not accept payment by cash or cash cheques. If the Owner makes payment to the Contractor or the contractor's representatives by cash or cheques, they will be solely responsible for any loss incurred as a result of such payment. Notwithstanding the foregoing, the contractor is still entitled to claim against the Owner for the balance of the contract sum due and owed to the Contractor and any loss or damage incurred thereby.

REPRESENTATIONS AND WARRANTIES

6. 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).
7. 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.
8. Where the materials for floor finishes are furnished by the Owner, the Contractor shall adhere to the instructions of the manufacturers of such materials.
9. The Contractor will execute and complete in a good and workmanlike manner the work shown in Appendix A upon the said drawings and as described subject to such variations. For avoidance of doubt, all drawings and as described subject to such variations as may be differences between the drawings and the installed or fabricated product. These differences shall not be the subject of any objections or dispute by the Owner.
10. All design drawing and ideas are copyright of the Contractor. The final design might change subject to actual site measurement before commencement of work.
11. All marble tiles being natural products possess their own characteristics and veins and every piece will not resemble each other in characters and tonality. Therefore, The Contractor will not be responsible for any complaints pertaining to the natural characteristics of marble tiles.

ACCESS TO OWNER'S PREMISES

12. The Owner shall obtain the necessary permission for the Contractor, his employees or agent to carry out the necessary work.
13. The Owner will at his/her sole costs and the expense apply for and obtain all necessary approvals, licenses, permits and any submission fee required by the relevant authorities e.g. Professional Engineer (P.E), Qualified Person (Q.P), Fire Safety Bureau (FSB), Building and Construction Authority (BCA) and comply with all relevant laws and provisions in respect of the work.

STANDARD OF WORKS

14. 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. Chemical washing or acid cleaning is meant for general cleaning only. Owners are advised to do their own cleaning before moving in.

15. (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 Owner in writing to the Contractor from time to time but no later than 7 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 Owner for the cost of engaging a third party to perform the Rectification Works.

(c) The 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.

16. Unless otherwise stated in this agreement, all furniture fittings and work do not include electrical and lighting work. Owners are not obliged to undertake contractors (e.g. aircon, curtains, etc) recommended by sales executive. The Contractor shall not be held responsible for any work done other than work stated in contract.

17. Any omission and itemization from the signed contract shall be subjected to the Contractor's approval.

18. Such variation in default of the agreement as to value, which should wherever practicable be made before the variation is carried out, shall be fair amount having regard to the circumstances in which the variation was authorized and carried out. The value of all such variations shall be added to or deducted from the contract price as the case may be.

19. Any free work that does not affect Contractor's performance of contract shall not cause liability for the Contractor in any event.

20. Alt free item given by Interior Designer (more than \$500.00) must be acknowledged by company stamp.

WARRANTY

21. The Contractor shall provide to the client a workmanship warranty (**Warranty**) for a period of 24 months (**Warranty Period**) upon start of renovation works. Any normal wear and tear are not covered under warranty.

22. 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.

23. The Warranty shall not be valid where:

- i] The Works have been completed to the satisfaction of the Owner but the Owner has not made full payment of the Contract Sum;
- (ii) The Owner refuses for whatsoever reason to allow the Contractor to conduct any rectification works during operating hours (9am - 6pm);
- (iii) The Contractor is able to show that the defects are as a result of misuse or wilful act by the Owner, his employees, agents or third party working for or under the directions of the Owner.

24. Any exchanges and transfers partially consumed are non-refundable. A signed contract/agreement has to commence within 6 months from the contract stated date otherwise the contract will be terminated and the deposit of the total contract sum would be forfeited.

PERMITS AND APPROVALS

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

TERMINATION

26. 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 1 consecutive months, the 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 Owner may exercise and enforce their strict legal rights for such stoppage.

27. In the event that this Agreement is terminated by the 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), in addition to 10% of the contract sum.

NO VARIATION

28. 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 Owner and the Contractor before the variation is carried out, and the contracts sum stated in Clause (2) and the Date for commencement and / or completion of the Works stated in Appendix A shall be altered accordingly.

NON-ASSIGNMENT

29. 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 Owner.

NOTICE

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

GOVERNING LAW AND JURISDICTION

31. 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.

32. This Contract shall be governed by the laws of the Republic of Singapore

33. 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:



OWNER

Name:
NRIC No.:

Saege Pte Ltd

Name: Vernice Lim
NRIC No.: SXXXX034C



APPENDIX A

WORKS

1. Drawings (attached)
2. Stages of Renovation (to identify) including dates of completion
3. Defect / liability period (to specify)

APPENDIX B

PAYMENT SCHEDULE

GENERAL RENOVATION WORK (BUILDERS'WORK; MECHANICAL, ELECTRICAL, PLUMBING, ETC)		
The Contractor shall be entitled to payment by account by the Owner from time to time of the percentage of the contract price adjusted or varied in accordance with this agreement at the stage following that is to say:	% payable at various stages	Amount to be paid at various stages (\$)
1. Deposit upon confirmation of quotation	10%	\$4716.92
2. Upon commencement of work	40%	\$18867.68
3. Upon carpentry measurement (including variation orders if any)	45%	\$21226.14
4. Upon job completion	5%	\$2358.46
Total	100%	\$47,169.21

* For any variation order (if any), full payment shall be made upon confirmation.