TIANG SERI
RENOVATIONS

Quotation

Sebut harga
TS/Q/2026/001

Customer	Mr. & Mrs. Sample Homeowner	Date	3 November 2026
Project	Proposed renovation & rear extension works	Valid until	3 December 2026 (30 days)
Property	Existing 2-storey intermediate terrace house	Construction period	About 10–14 weeks
Site address	Sample Address, Cheras, Selangor	Extension size	About 15 ft × 20 ft (300 sq ft)

This quotation covers renovation and a new rear ground-floor extension to enlarge the kitchen and dining area, including the related architectural, structural, mechanical, electrical and finishing works. It is based on preliminary dimensions (existing built-up about 1,800 sq ft) and assumed site conditions. Final quantities follow site measurement, the agreed layout, material selection and conditions found during construction.

Bill of quantities

Item	Description	Unit	Qty	Rate (RM)	Amount (RM)
A	**Preliminaries & site preparation**			Subtotal	**8,700.00**
A1	Site mobilisation and demobilisation	Lot	1	3,500.00	3,500.00
A2	Temporary protection to affected existing areas	Lot	1	1,200.00	1,200.00
A3	Site setup, temporary storage and material handling	Lot	1	1,000.00	1,000.00
A4	General site supervision and coordination	Lot	1	1,800.00	1,800.00
A5	General cleaning and final construction cleaning	Lot	1	1,200.00	1,200.00
B	**Demolition & hacking works**			Subtotal	**6,500.00**
B1	Demolition of affected existing rear wall and openings	Lot	1	1,800.00	1,800.00
B2	Hacking of affected existing floor finishes	Lot	1	1,200.00	1,200.00
B3	Removal of affected existing kitchen fittings and finishes	Lot	1	1,500.00	1,500.00
B4	Removal of affected door/window components	Lot	1	800.00	800.00
B5	Collection, loading and disposal of construction debris	Lot	1	1,200.00	1,200.00
C	**Foundation & structural extension works**			Subtotal	**29,800.00**
C1	Excavation, footing preparation and foundation works	Lot	1	6,500.00	6,500.00
C2	Reinforced concrete ground beams and associated works	Lot	1	7,000.00	7,000.00
C3	Reinforced concrete columns	Lot	1	5,200.00	5,200.00
C4	Reinforced concrete beams	Lot	1	3,800.00	3,800.00
C5	Ground floor slab including reinforcement	Lot	1	4,500.00	4,500.00
C6	Formwork, backfilling and associated making good	Lot	1	2,800.00	2,800.00
	Structural sizes, reinforcement and foundation requirements are subject to actual site conditions and the structural engineer's requirements where applicable.				
D	**Brickwork, walls & plastering**			Subtotal	**11,500.00**
D1	New brick/block wall construction	Lot	1	4,500.00	4,500.00
D2	Internal cement plaster/render	Lot	1	2,800.00	2,800.00
D3	External cement plaster/render	Lot	1	2,600.00	2,600.00
D4	Making good junction between existing and new construction	Lot	1	1,600.00	1,600.00
E	**Roofing works**			Subtotal	**13,800.00**
E1	New roof framing/structure to extension	Lot	1	6,200.00	6,200.00
E2	Roofing sheets/tiles with appropriate accessories	Lot	1	2,800.00	2,800.00
E3	Roof insulation and underlay	Lot	1	1,800.00	1,800.00
E4	New gutter and rainwater downpipe	Lot	1	1,200.00	1,200.00
E5	Flashing, waterproofing and connection to existing building	Lot	1	1,800.00	1,800.00
	Particular attention is given to the connection between the existing building and the new roof to minimise the risk of water ingress.				
F	**Floor & wall finishes**			Subtotal	**12,700.00**
F1	Floor screed and surface preparation	Lot	1	3,600.00	3,600.00
F2	Supply and installation of floor tiles	Lot	1	5,200.00	5,200.00
F3	Kitchen wall tiling / backsplash areas	Lot	1	1,800.00	1,800.00
F4	Waterproofing to applicable wet areas	Lot	1	1,200.00	1,200.00
F5	Grouting, skirting and finishing	Lot	1	900.00	900.00
	Tile material allowance: up to RM 6.00 per sq ft for standard tile material only. Homeowner-selected tiles above this allowance are adjusted by Variation Order on the actual difference in material cost.				
G	**Kitchen works**			Subtotal	**10,700.00**
G1	Kitchen wall preparation and associated finishing	Lot	1	1,800.00	1,800.00
G2	Sink plumbing preparation	Lot	1	900.00	900.00
G3	Kitchen electrical preparation	Lot	1	1,200.00	1,200.00
G4	Kitchen cabinet and countertop allowance (Provisional Sum) **PS**	PS	1	6,800.00	6,800.00

SAMPLE · REFERENCE ONLY

Item	Description	Unit	Qty	Rate (RM)	Amount (RM)
	G4 is a provisional allowance only, finalised on confirmed dimensions, layout, materials, countertop and hardware. Kitchen appliances are excluded.				
H	**Plumbing & drainage**			Subtotal	**5,200.00**
H1	Modification to existing cold-water piping	Lot	1	1,200.00	1,200.00
H2	New kitchen sink water and waste connection	Lot	1	1,100.00	1,100.00
H3	Floor trap and associated waste piping	Lot	1	950.00	950.00
H4	Modification of affected external drainage	Lot	1	1,300.00	1,300.00
H5	Testing and commissioning	Lot	1	650.00	650.00
	Kitchen sink and sanitary fittings are excluded unless specifically stated.				
I	**Electrical works**			Subtotal	**6,400.00**
I1	New 13A socket outlets	Point	8	200.00	1,600.00
I2	New lighting points	Point	8	150.00	1,200.00
I3	Ceiling fan points	Point	3	300.00	900.00
I4	Air-conditioning power points	Point	3	300.00	900.00
I5	Cooker hood / dedicated kitchen power point	Point	2	300.00	600.00
I6	Distribution board modification and associated protection allowance	Lot	1	1,200.00	1,200.00
	Decorative light fittings, ceiling fans, air-conditioning units, cooker hood and household appliances are excluded.				
J	**Ceiling works**			Subtotal	**3,500.00**
J1	Plain gypsum/plaster ceiling including framing and finishing	Lot	1	2,400.00	2,400.00
J2	Ceiling access panel	Unit	1	450.00	450.00
J3	Repair and making good affected existing ceiling	Lot	1	650.00	650.00
K	**Doors & windows**			Subtotal	**7,100.00**
K1	Aluminium windows including glazing	Lot	1	3,200.00	3,200.00
K2	Aluminium framed sliding door including glazing	Set	1	2,800.00	2,800.00
K3	Door/window hardware and making good	Lot	1	1,100.00	1,100.00
	Final dimensions, frame profile, glass specification and colour to be confirmed before fabrication.				
L	**Painting works**			Subtotal	**5,800.00**
L1	Surface preparation, sealer and primer	Lot	1	1,200.00	1,200.00
L2	Internal wall and ceiling painting	Lot	1	2,800.00	2,800.00
L3	External wall painting and touch-up	Lot	1	1,800.00	1,800.00
	Standard contractor paint range and colours are assumed unless otherwise agreed.				
M	**External & drainage works**			Subtotal	**3,600.00**
M1	Modification/making good of affected external drain	Lot	1	1,500.00	1,500.00
M2	Concrete apron and external surface works	Lot	1	1,200.00	1,200.00
M3	Making good affected external areas	Lot	1	900.00	900.00

Indicative schedule (about 10–14 weeks from commencement)

Wk 1–2 Mobilisation, protection, demolition, hacking	**Wk 2–5** Foundation and structure	**Wk 4–7** Brickwork, roof, weatherproofing	**Wk 6–8** Electrical and plumbing first-fix
Wk 7–9 Plastering, waterproofing, floor prep	**Wk 8–11** Tiling, ceiling, doors and windows	**Wk 10–12** M&E second-fix and painting	**Wk 12–14** Finishing, rectification, cleaning, handover

Some activities run concurrently. Duration may be affected by weather, material availability, owner selections, variation works, authority requirements and concealed existing conditions.

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Quotation summary

A. Preliminaries & site preparation	8,700.00
B. Demolition & hacking works	6,500.00
C. Foundation & structural extension works	29,800.00
D. Brickwork, walls & plastering	11,500.00
E. Roofing works	13,800.00
F. Floor & wall finishes	12,700.00
G. Kitchen works	10,700.00
H. Plumbing & drainage	5,200.00
I. Electrical works	6,400.00
J. Ceiling works	3,500.00
K. Doors & windows	7,100.00
L. Painting works	5,800.00
M. External & drainage works	3,600.00

Total quotation (including Provisional Sum)

RM 125,300.00

Ringgit Malaysia: One Hundred Twenty-Five Thousand Three Hundred Only

Includes Provisional Sum for kitchen cabinet & countertop: RM 6,800.00

SST, if legally applicable at the time of invoicing, is charged separately unless expressly stated as included.

Payment terms

Payment stage	%	RM
Upon acceptance / booking & project confirmation	30%	37,590.00
Mobilisation, demolition and commencement of structural works	30%	37,590.00
Completion of foundation and principal structural works	25%	31,325.00
Completion of roofing, walls, major M&E and substantial finishing works	10%	12,530.00
Practical completion & handover	5%	6,265.00
Total	**100%**	**125,300.00**

Each payment is due when its stage is reached and invoiced.

Terms and conditions

Provisional Sum (PS)

An estimated allowance for work or materials whose specification, design or quantity is not yet confirmed. It is adjusted to the agreed design, actual quantity and final selection. Selections above the allowance are treated as a Variation Order.

Variation Order (VO)

Works not described in this quotation are not included. Additional work, or changes to design, materials, quantities or layout requested by the homeowner, are treated as a VO. Where practicable, we price each VO and obtain your approval before starting. A VO may adjust both the contract sum and completion date. Conditions concealed behind finishes, walls, ceilings or underground that could not reasonably be identified beforehand may also require additional works.

Owner-supplied items

Unless stated otherwise, the homeowner supplies: decorative light fittings, ceiling fans, air-conditioning units, refrigerator, cooker hood and hob, oven and other kitchen appliances, loose furniture, curtains and blinds, smart-home devices, special sanitary fittings, and items above stated material allowances. Their installation is included only where described in the quoted scope.

Exclusions

Unless stated otherwise, this quotation excludes: architect, draughtsman and structural engineer fees; local authority submission, building-plan and planning approval, deposits and utility authority fees; TNB-related upgrading; air-conditioning equipment, kitchen appliances, loose furniture, decorative lighting, curtains and blinds; security/CCTV and data/network infrastructure; landscaping; pest control; major structural repair to the existing building; existing roof defects outside the works area; existing concealed leakage and defective wiring or plumbing; unknown underground services; asbestos or hazardous-material removal; and any works not described in this quotation.

Defect liability

A **6-month workmanship Defect Liability Period** applies from practical completion. Defects caused by our workmanship within the quoted scope are rectified without additional labour charges. Manufacturer warranties apply to supplied products. The period does not cover existing building defects, normal wear and tear, misuse, lack of maintenance, water ingress from outside our scope, third-party contractors, owner modifications, later renovation works, or product failure outside the manufacturer's warranty.

General conditions

1. This quotation is based on preliminary information and assumed site conditions.
2. Dimensions and quantities are subject to final site measurement; where actual dimensions differ materially, the affected amount may be adjusted.
3. Concealed conditions found after demolition or hacking may require additional work.
4. Existing electrical, plumbing and structural systems are assumed serviceable unless otherwise identified.
5. Material colours, textures and batches may vary naturally within reason.
6. Owner-requested changes after commencement may affect price and completion date.
7. We are not responsible for delays caused by homeowner-appointed contractors or suppliers, or late selections.
8. Any statutory or local authority approval for the extension is subject to that authority's requirements.
9. Structural work is subject to appropriate structural design and professional requirements where applicable.
10. This quotation is valid for 30 days from the quotation date.

Customer acceptance

I/We accept the scope of works, quotation amount, payment terms and conditions stated above.

Customer name

NRIC

Property address

Signature and date

For Tiang Seri Renovations

Prepared and issued by Tiang Seri Renovations, managed by Sivdio Imaging Sdn Bhd.

Name

Designation

Signature and company stamp

Date

Questions about this quotation? WhatsApp +60 1X-XXX XXXX · hello@tiangseri.com · tiangseri.com

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