

REFERENCE OF TENDER	DESCRIPTION OF TENDER	TIME PERIOD OF TENDER	DEPARTMENT/ DIVISION/UNIT REQUESTING TENDER	FEES	CLOSING DATE NOT LATER THAN 2.00PM	FOCAL PERSON
KK/191/2025/ESTETMOH	<p>MAINTENANCE WORK AT BLOCK F3, SPG 253- 17, KG KIARONG HOUSING, MINISTRY OF HEALTH</p> <p>Eligibility for Tenderers: Registered with Ministry of Health and Ministry of Development</p> <p>Class : II</p> <p>Category : B01, KA01 DAN E01</p>		Estet Management of Project Development	\$30.00	05 AUGUST 2025	<p>Acting Assistant Director of Project Development Estet Management & Project Development Ministry of Health Negara Brunei Darussalam Contact No.: 2381640 ext. 7926/7924/7928</p>

TENDER REFERENCE NO.: KK/191/2025/ESTETMOH

**MINISTRY OF HEALTH
NEGARA BRUNEI DARUSSALAM**

**MAINTENANCE WORK AT BLOCK F3, SPG 253-17, KG
KIARONG HOUSING,
MINISTRY OF HEALTH**

TENDER FEES : \$30.00

RECEIPT NO. :

CLOSING DATE : ON TUESDAY, 05TH AUGUST 2025

TIME : 2.00 PM

FOA :

**THE CHAIRMAN
MINI TENDER BOARD, TENDER BOX
GROUND FLOOR, MINISTRY OF HEALTH
COMMONWEALTH DRIVE
BANDAR SERI BEGAWAN BB3910
NEGARA BRUNEI DARUSSALAM**

(CLUSTERING)

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SECTION A

GENERAL CONDITIONS

A.1 CONTRACT DOCUMENTS

This particular specification is supplementary to the Public Works Department, General Specification for Building and Construction Works (Revised 1988) and its revision are as follows :-

- a). Reference to the following British Standards (B.S) shall be amended to Piawai Brunei Darussalam (PDB) as follows :-
BS 4483 is amended to PBD:2:1992
 1. BS 4449 is amended to PBD:3:1992
 2. BS 4466 is amended to PBD:4:1992
 3. BS 4482 is amended to PBD:5:1992
 4. BS 3184 is amended to PBD:13:1994
 5. BS 12 is amended to PBD:14:1994
 6. BS 449 part 1 is amended to PBD:15 Part 1:1994
 7. BS 449 part 2 is amended to PBD:15 Part 2:1994
 8. BS 4 part 1 is amended to PBD:17 Part 1:1995
 9. BS 3921 is amended to PBD :20:1997
- b). Section 9 of the General Specification for Building and Construction Works (revised 1899) is to be replaced by GS 3: 1998 General Specification for Carpentry and Joinery Produced by the Ministry of Development, Negara Brunei Darussalam.
- c). All Specifications for treated timber shall comply with the Piawai Brunei Darussalam as follow :-
 1. PBD 8: 1993 – Specification for treated timber products.
 2. PBD 16: 1994 – Determination of moisture content of timber.

The Specification, Form Tender and Letter of Acceptance together with the Documents referred to therein, Drawings and Standard P.W.D. Schedules of rates for building and Construction Works for variation on contract (current at the time of Tender) General Specification for building and construction works (Revised 1988), the Conditions of contract and other relevant forms shall be deemed to form one Contract and shall be complementary to one another.

A.2 SCOPE OF WORK

This contract is for the supply and to provide all necessary labour, materials, supervision, packing, cartage, risks, moving, hoisting, fixing in the required position, plants, tools, implements, scaffolding, screens. Footways, boarding, temporary enclosures, provision of mobile cranes, etc, established charges, profit and every other thing required and the carrying out of all the Conditions of Contract and for the timely and satisfactory completion of the entire works contained in this contract. The contractor shall be deemed to have allowed for all costs or expenses in respects of the above in his Tender Price.

The Contractor shall pay custom duties and any other taxes which may be payable on all materials for use in this contract.

MAINTENANCE WORK AT BLOCK F3, SPG 253-17, KG KIARONG HOUSING, MINISTRY OF HEALTH.

Allow for all costs or expenses in respect of the above in the tender price.

A.3 LOCATION OF SITE

The site is situated at “**BLOCK F3, SIMPANG 253-17, KAMPONG KIARONG.**”

A.4 **SITE RESTRICTION**

The contractor shall take all adequate precautions to prevent from damaging any existing works and services. The Contractor shall comply with all regulations that might be imposed by the authorities concerned with regards to the movements of his workmen and materials strictly within the site without causing any overdue damage or disturbance to the private property in vicinity to the site. Any damages unless made good by the Contractor will be recovered from any money become due to the Contractor at the discretion of the Superintending Officer within the site.

The Contractor shall not be permitted to construct any temporary buildings on the site except storage space for materials, etc. as directed and approved by the Superintending Officer.

The Contractor will not be eligible for loss and expenses due to the above site restrictions.

A.5 **SAFETY, HEALTH AND WELFARE OF PEOPLE**
(PWD Circular No. : 25/1989)

The Contractor is responsible for the support services in areas of SAFETY, fire protection and prevention, industrial hygiene and is obliged to comply by virtue of statutory requirements as well as being part of the contractual requirements. It is the responsibility of the Contractor that they, their employees and their subcontractor are aware of and familiar with the safety rules and practices as authorized by the S.O.

All reported unsafe practice or unsafe working conditions shall be investigated by the S.O. or his designate.

The Contractor is also responsible for performing work under the contract in a health and safe manner including protecting the safety and welfare of other subcontractors.

(a) First Aid Box or First Aid Room.

The Contractor shall provide a suitable first aid box room on site. The Contractor shall provide fire extinguisher on site as instructed by the S.O. The type and quality of the equipment shall be appropriate to the circumstances of the work and to the satisfaction of the S.O.

(b) Personal Protective Equipment.

The Contractor shall provide personal protective such as safety helmets, safety goggles and any other safety gears whatsoever necessary to the nature of the works, to all workers and ensure that these safety gears be utilized by his employees.

(c) Warning Sign

Warning sign must be provided and maintained at worksites as instructed by the S.O.

(d) General safety Precautions

Suitable overhead protection (in the form of safety nets, catch platforms and hoarding, etc.) are to be provided where persons are required to work or pass by places that are normally exposed to falling materials or objects.

(e) Health and Welfare

Pay all costs and charges incurred by and comply with all health and welfare regulations pertaining to all persons employed on site.

SECTION B

SPECIFICATIONS FOR MATERIALS AND WORKMANSHIP

B.1 GENERAL

Materials to be used shall be of the best quality approved by the S.O. Workmanship shall be equal to the best in prevailing trade practices. The Contractor shall ensure that all materials are stored properly to prevent deterioration and any handling of the materials shall be done with care to prevent damage.

Materials which fail to comply with the requirements of the specification will be rejected and shall be removed from site forthwith. No claim will be entertained if there is any delay arising therefrom.

B.2 SAMPLES

Samples of materials and fittings shall be submitted for approval as and when directed prior to any order by the Contractor. All samples which are approved shall indicate the standard to be maintained in the execution of the works.

The Contractor shall note that works carried out without submitting samples for prior approval shall, in the event of unsuitability, unacceptability be rejected forthwith without benefit of compensation in either money or time and the Contractor shall be required to replace such works immediately in accordance with the requirement of the S.O.

B.3 ORDERING AND DELIVERY OF MATERIALS

The Contractor shall obtain his materials from approved manufacturers only. The Contractor is to place orders for materials as early as possible after the award of the contract and he shall be responsible for any delay due to the failure to comply with this requirement.

The Contractor must ensure that the quantities of materials ordered and the dates of delivery to the site are such as to enable the works to be satisfactorily completed within the contract period.

The Contractor is not to order any materials from any quantities or size provided in the Summary of Tender but must take all quantities and sizes from the dimensions of the building themselves.

All materials obtained from approved manufacturers shall where applicable be accompanied with test certificate. The S.O. reserves the right to carry out further tests on the materials and to reject any materials that fail to meet the specified requirements. The costs for such tests on these rejected materials shall be borne by the Contractor.

B.4 SCREED

Cement and sand screeds are to be laid as required for floor or wall tiles, finished even and true to the exact line, level or falls required.

B.5 PAINTING WORKS

All plastered surfaces to be painted thoroughly clean and brushed down to remove surplus mortar, all dust, chip off organism/inorganic substances and loose materials.

All exterior paint to be used shall be "Weather Shield" manufactured by ICI or other equal and approved paint with a written guarantee not less than 5 years in accordance with manufacturer's instruction.

Interior paint to be used shall be Pentalite Emulsion manufactured by "ICI" or other equal and approved paint in accordance with manufacturer's instruction.

Contractors shall submit a sample and obtain the approval of the Supervising Officer.

The Contractor should floor-mounted label stating “**WORK IN PROGRESS**” and “**WET PAINT**” at the work site. During the paint works the contractor needs to make sure the entire floor properly fully covered with suitable materials i.e. canvas. Any dirt or defects to the carpet due to the painting work or due to any contractor’s works, the contractor must replace with new carpets match existing quantity and design complete with all new underlay and all necessary works needed.

B.6 IRONMONGERIES

All ironmongeries shall comply with requirements of BS 5872. The approved brand shall be of equal and approved quality to “**AllgoodModric**”, “**union**”, “**Format**”, “**Schlage**”, “**Kaba**”, “**AssaAbloy**”, “**QPS**”, “**Forte**”, “**Hyundae**”, “**Lockwood**”, “**Chubb**”, “**Stremler**”, “**Mab**”, “**Casma**” and to be in silver anodized aluminium unless as approved by the supervising officer incharge.

B.7 CEILING

- Material : Wet-Process Mineral Fibre Ceiling
- Surface Finish : Ethene Coating (2 Coats) / White Colour
- Panel Size : 600mm x 600mm x 15mm
- Surface Burning Characteristic : Class 1 BS476: Part 6 and Part 7
: Class A ASTM E-84
- Noise Reduction Coefficients : NRC 0.55
- Relative Humidity / Temperature Resistance : RH95 / 40°C
- Light Reflectance : RL-0.836
- Thermal Resistance R Value : 0.31 (m².k/w)
- Bending Strength : 194N
- Formaldehyde FREE : PASS
- Asbestos Contains : NONE
- Low Emission (VOC Class) : LOW

B.8 PLUMBING

All sanitary wares shall be “**ARMITAGE SHANKS/ TOTO/AMERICAN STANDARD/COTTO**” and faucets shall be “**ARMITAGE SHANKS/BRICON/TOTO** or other approved equivalent. Cold and drinking water pipes – Stainless steel B.S 4127 and shall be concealed/ lay in concrete. Hot water pipes – Copper tube B.S 2871 and shall be concealed/ lay in concrete. All water supply, waste and soil pipe connected to the nearest existing / manhole.

B.9 FLUSH DOOR

All flush door faced both sides with Laminated Formica shall be finishing smooth with semi-gloss spray varnish. All door frames to be used shall be selected hardwood and treated.

B.10 WATERPROOFING

Application of waterproofing shall be done by Specialist Contractor with a written guarantee period not less than 5 years. The Contractor shall mentioned or filled of the proposed material to be used stipulated in the bill of quantities and submit brochure for approval of the S.O

B.11 FLOOR TILES

WALL FLOOR TILES

The tile to be polished homogeneous finishes, fixed with straight joint as ordered, bedded in cement mortar (1:2) and jointed in white or coloured cement.

Wall to be tiled are to be rendered with cement mortar consisting of 1 part Portland cement to 3 part sand, the surface of the rendering to be left slightly rough. Just before the rendering is applied the wall is to be well soaked with clean water and the rendering is to be similarly treated just before the tile are fixed.

FLOOR TILE

The tile to be non-slip homogeneous finishes, fixed with straight joint as ordered, bedded in cement mortar (1:2) and jointed in white or coloured cement.

Wall to be tiled are to be rendered with cement mortar consisting of 1 part Portland cement to 3 part sand, the surface of the rendering to be left slightly rough. Just before the rendering is applied the wall is to be well soaked with clean water and the rendering is to be similarly treated just before the tile are fixed.

B.12 ELECTRICAL WORK

The works shall comprise the supply of all materials, installation and commissioning testing, the works shall comply with the latest version of the IEE wiring regulations and to the satisfaction of the Director of Electrical Services, Brunei Darussalam. Materials to supply shall comply with the relevant British Standard and /or approved by PUB Singapore or SISIR.

B.13 ALUMINUM FRAME

All windows shall be 3" thick aluminium powder coated of heavy-duty frames and accessories and shall be of quality manufacture. It shall be of the type fabricated in the best workman like manner, free from any defects what so ever and shall be able to withstand the normal tropical atmospheric condition. Contractor shall submit a sample section to be used for approval of the S.O.

B.14 SPECIFICATION AND CONDITION OF CONTRACT / ENGAGEMENT OF SPECIALIST

All tenderer's are required to comply / submit:

- Safety, Health and Welfare of Workforce
- Program Chart
- Detail Working Drawing (As-Built Drawing)
- To engage an independent specialist in testing, approval certification and warranty of buildings and M & E materials, equipment, facilities due to relocation, supply, fix, lay and reinstall.

SECTION 3

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SCHEDULE A
SUMMARY OF TENDER

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
A	<p>Note: The contractor shall carry out site visit inspection and consider all aspects and conditions of site before submitting his tender. The contractor must fill this schedule at the time of tendering. Supply all materials with abci approval, labor, tools and everything else deemed necessary to carry out work as specified as per listed below to the following, attached scope of work/requirement and as per drawing attached. General Specification for Building and Construction Works (Revised 1988) and comply to EIR WIRING REGULATION BS7671:2008</p> <p>PRELIMINARIES Allow sum of preliminaries to comply with the condition of contract, insurance, mobilization, specification and other requirements. The contractor shall undertake to execute everything that is deemed necessary prior to the commencement of works.</p> <p>Insurances for: Public Liability, Workmen's Compensation and Fire</p>					
1.0.0	LIVING ROOM					
1.1.0	WALL					
1.1.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. Brand: _____	m ²	41.0			
1.2.0	– Approx. area:					
1.2.1	CEILING					
1.2.1	Preparing existing surface including cleaning, scrapping to existing paint, make good to existing ceiling and apply 1 coat primer and 2 coat finishes with approved paint. Brand: _____	m ²	34.0			
1.3.0	– Approx. area:					
1.3.1	FLOORING					
1.3.1	Preparing work to clean existing floor tile with approved chemical and other necessary work required.	lot	1.0			
1.4.0	CABINET					
1.4.1	Make good existing cabinet with Formica finishes including new lockset, handle, framing, hinges and other necessary work required.	lot	1.0			
1.5.0	AIR-CONDITIONING COVER					
1.5.1	Supply, replace and install new plywood to cover at existing air-conditioning opening including make good any defective frame, painting finishes and proper fitting required.	lot	1.0			
CARRIED FORWARD						

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
1.6.0	<u>DOOR</u>					
1.6.1	Remove existing door including framing and others and replace with new one and a half timber door similar to existing including, door framing, ironmongery, lockset, painting finishes (Oil paint; one coat primer and two coat finishes) and other necessary works required.	no	1.0			
1.7.0	<u>ALUMINIUM SLIDING GLASS DOOR</u>					
1.7.1	Repair to existing sliding door to smooth opening, lockset, hinges and running rollers including other accessories and other work required.	no	1.0			
1.8.0	<u>LIVING ROOM BALCONY</u>					
1.8.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. Brand: _____ –	m ²	12.0			
1.8.2	Approx. area: Make good, To construct scaffolding, repair all existing ceiling crack, puttying and paint finish to ceiling surface by applying 1 coat primer and 2 finishing coat with approved paint including all the necessary work required. Brand: _____ –	m ²	6.0			
	Approx. area:	no	1.0			
1.8.3	Unblock existing floor trap.	m ²	7.0			
1.8.4	Hacking existing tile, supply and install new homogenous tile including self leveling, repair work, waterproofing and necessary work – Approx. area:	no	5.0			
1.9.0	<u>ELECTRICAL WORKS</u>					
1.9.1	Replace, supply and install new 18-21W 4 ft LED batten light with switch including testing and commissioning.	no	1.0			
1.9.2	Replace, supply and install new 56" 3 blade ceiling mounted type fan with switch and regulator including all the necessary connection, testing and commissioning.	no	6.0			
1.9.3	Replace all existing power socket outlet, supply and install new casing power socket outlet and AC point to all existing including all the connection, commissioning and other necessary work required.	no	1.0			
1.9.4	Remove existing including all cabling and termination and replace with new doorbell including cabling and other necessary works needed.					
1.10.0	<u>FLOORING SKIRTING</u>					
1.10.1	Remove existing skirting and supply and install ceramic/porcelain tile skirting to a height of 4 inches (100mm), with clean, neat joints, and securely fixed to the wall using appropriate adhesive, ensuring a uniform and smooth finish.	Lot	1.0			
CARRIED FORWARD						

No.	Description	Unit	Quantity	Amount			
				Rate	\$	¢	
2.0.0	<u>BEDROOM 1</u>						
2.1.0	<u>WALL</u>						
2.1.1	Preparing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. Brand: _____ – Approx. area:	m ²	27.0				
2.2.0	<u>CEILING</u>						
2.2.1	Preparing existing surface including cleaning, scrapping to existing paint, make good to existing ceiling and apply 1 coat primer and 2 coat finishes with approved paint. Brand: _____ – Approx. area:	m ²	16.0				
2.3.0	<u>FLOORING</u>						
2.3.1	Preparing work to clean existing floor tile with approved chemical and other necessary work required.	lot	1.0				
2.3.2	Remove existing skirting and supply and install ceramic/porcelain tile skirting to a height of 4 inches (100mm), with clean, neat joints, and securely fixed to the wall using appropriate adhesive, ensuring a uniform and smooth finish.	Lot	1.0				
2.4.0	<u>CABINET/WARDROBE</u>						
2.4.1	Make good existing cabinet/wardrobe with Formica finishes including new lockset, handle, framing, mirror, hinges and other necessary work needed	lot	1.0				
2.5.0	<u>DOOR</u>						
2.5.1	Remove existing door including framing and others and replace with new timber doors similar to existing including, door framing, iron monger, lockset, painting work (varnish or Oil paint; one coat under coat and two coats as finishing) with and other necessarily needed as:	lot	1.0				
2.6.0	<u>WINDOW</u>						
2.6.1	Repair or make good existing aluminium sliding window/casement window/top hung/folded/side hung window to smooth opening including running rollers and other work required.	no	1.0				
		no	2.0				
2.7.0	<u>ELECTRICAL WORKS</u>						
2.7.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including including testing and commissioning.	no	1.0				
2.7.2	Replace, supply and install new 56" 3 blade ceiling mounted type fan with switch and regulator including all the necessary connection, testing and commissioning.	no	1.0				
2.7.3	Replace all existing power socket outlet, supply and install new casing power socket outlet and AC point to all existing including all the connection, commissioning and other necessary work required.	no	4.0				
2.8.0	<u>AIR-CONDITIONING COVER</u>						
2.8.1	Supply, replace and install new plywood to cover at existing air-conditioning opening including make good any defective frame, painting finishes and proper fitting required.	lot	1.0				
		CARRIED FORWARD					

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
3.0.0	<u>BEDROOM 2</u>					
3.1.0	<u>WALL</u>					
3.1.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. Brand: _____ – Approx. area:	m ²	14.0			
3.2.0	<u>CEILING</u>					
3.2.1	Preparing existing surface including cleaning, scrapping to existing paint, make good to existing ceiling and apply 1 coat primer and 2 coat finishes with approved paint. Brand: _____ – Approx. area:	m ²	11.0			
3.3.0	<u>FLOORING</u>					
3.3.1	Preparing work to clean existing floor tile with approved chemical and other necessary work required.	lot	1.0			
3.3.2	Remove existing skirting and supply and install ceramic/porcelain tile skirting to a height of 4 inches (100mm), with clean, neat joints, and securely fixed to the wall using appropriate adhesive, ensuring a uniform and smooth finish.	Lot	1.0			
3.4.0	<u>CABINET/WARDROBE</u>					
3.4.1	Make good existing cabinet/wardrobe with Formica finishes including new lockset, handle, framing, mirror, hinges and other necessary work needed	lot	1.0			
3.5.0	<u>DOOR</u>					
3.5.1	Remove existing door including framing and others and replace with new timber doors similar to existing including, door framing, iron monger, lockset, painting work (varnish or Oil paint; one coat under coat and two coats as finishing) with and other necessarily needed as:	lot	1.0			
3.6.0	<u>WINDOW</u>					
3.6.1	Repair or make good existing aluminium sliding window/casement window/top hung/folded/side hung window to smooth opening including running rollers and other work required.	no	1.0			
3.7.0	<u>ELECTRICAL WORKS</u>					
3.7.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including including testing and commissioning.	no	1.0			
3.7.2	Replace, supply and install new 56" 3 blade ceiling mounted type fan with switch and regulator including all the necessary connection, testing and commissioning.	no	3.0			
3.7.3	Replace all existing power socket outlet, supply and install new casing power socket outlet and AC point to all existing including all the connection, commissioning and other necessary work required.					
3.8.0	<u>AIR-CONDITIONING COVER</u>					
3.8.1	Supply, replace and install new plywood to cover at existing air-conditioning opening including make good any defective frame, painting finishes and proper fitting required.	lot	1.0			
CARRIED FORWARD						

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
4.0.0	<u>BEDROOM 3</u>					
4.1.0	<u>WALL</u>					
4.1.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. Brand: _____ – Approx. area:	m ²	24.0			
4.2.0	<u>CEILING</u>					
4.2.1	Preparing existing surface including cleaning, scrapping to existing paint, make good to existing ceiling and apply 1 coat primer and 2 coat finishes with approved paint. Brand: _____ – Approx. area:	m ²	13.0			
4.3.0	<u>FLOORING</u>					
4.3.1	Preparing work to clean existing floor tile with approved chemical and other necessary work required.	Lot	1.0			
4.3.2	Remove existing skirting and supply and install ceramic/porcelain tile skirting to a height of 4 inches (100mm), with clean, neat joints, and securely fixed to the wall using appropriate adhesive, ensuring a uniform and smooth finish.	Lot	1.0			
4.4.0	<u>CABINET/WARDROBE</u>					
4.4.1	Make good existing cabinet/wardrobe with Formica finishes including new lockset, handle, framing, mirror, hinges and other necessary work needed	Lot	1.0			
4.5.0	<u>DOOR</u>					
4.5.1	Remove existing door including framing and others and replace with new timber doors similar to existing including, door framing, iron monger, lockset, painting work (varnish or Oil paint; one coat under coat and two coats as finishing) with and other necessarily needed as:	no	1.0			
4.6.0	<u>WINDOW</u>					
4.6.1	Repair or make good existing aluminium sliding window/casement window/top hung/folded/side hung window to smooth opening including running rollers and other work required.	no	1.0			
4.7.0	<u>ELECTRICAL WORKS</u>					
4.7.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including testing and commissioning.	no	1.0			
4.7.2	Replace, supply and install new 56" 3 blade ceiling mounted type fan with switch and regulator including all the necessary connection, testing and commissioning.	no	2.0			
4.7.3	Replace all existing power socket outlet, supply and install new casing power socket outlet and AC point to all existing including all the connection, commissioning and other necessary work required.	no	4.0			
4.8.0	<u>AIR-CONDITIONING COVER</u>					
4.8.1	Supply, replace and install new plywood to cover at existing air-conditioning opening including make good any defective frame, painting finishes and proper fitting required.	Lot	1.0			
CARRIED FORWARD						

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
4.9.0	<u>BALCONY</u>					
4.9.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. Brand: _____	m ²	15.0			
4.9.2	Preparing existing surface including cleaning, scrapping to existing paint, make good to existing ceiling and apply 1 coat primer and 2 coat finishes with approved paint. Brand: _____	m ²	5.0			
4.9.3	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with accessories including fixing and commissioning.	no	1.0			
4.9.4	Unblock existing floor trap.					
4.9.5	Remove existing tile, supply and install new tile including self leveling, waterproofing and necessary work required.	no	1.0			
5.0.0	<u>TOILET AND BATHROOM</u>					
5.1.0	<u>WALL AND FLOORING</u>					
5.1.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint.					
5.1.1.1	BATHROOM					
5.1.1.2	TOILET					
	Brand: _____					
5.2.0	Remove all existing floor and wall tile, floor divider, cement board and other necessarily needed to receive waterproofing and new floor tiles.	Lot	2.0			
5.3.0	Apply monolithic brush on type waterproofing following manufacturer instruction. Height 1500mm Brand:					
5.3.1	Note: Minimum of 1-year warranty.	m ²	8.2			
5.3.2	Toilet skirting wall	m ²	2.0			
5.3.3	approx. area:	m ²	8.0			
5.3.4	Toilet floor	m ²	3.5			
5.4.0	Bathroom skirting wall					
5.4.1	approx. area:					
5.4.1	Bathroom floor	m ²	14.5			
5.4.2	approx. area:	m ²	2.0			
5.4.3	Supply and install new flooring tile and full height wall tile including preparation work, plastering and other necessary needed.	m ²	15.0			
5.4.4	Toilet surrounding wall	m ²	3.5			
5.5.0	approx. area:					
	Toilet Floor	Lot	1.0			
5.6.0	Bathroom surrounding wall					
	approx. area:					
	Bathroom Floor	Lot	1.0			
5.7.0	approx. area:					
5.7.1	Supply and install fixed aluminium panel complete with frame and other accessories required. Aprox Size 2100mm (H) x 740mm (W)					
5.7.1.1		m ²	4.0			

5.8.0	<u>DOOR</u>				
5.8.1	To remove existing door and to supply and install new approved PVC door complete with PVC door frame, 2 nosx50mm chrome plated hinges, lockset and to fit size opening to existing toilet doors. Approx. size: 750mmx2100mm (H)	no	2.0		
5.9.0	<u>WINDOW</u>				
5.9.1	Remove existing window louvers, supply and install new aluminium glass casement type window including lockset and other necessary work required.	no	2.0		
5.9.2	Repair or make good existing aluminium casement window to smooth opening including lockset and other necessary work required.	set	2.0		
5.10.0	<u>PLUMBING</u>				
5.10.1	Takeout existing toilet bowl and dispose to contractor's own dumping ground, supply and install new toilet bowl as per existing including all the necessary connection.	set	1.0		
5.10.2	Replace, supply and install new shower set as per existing including all making good, repair work and other necessary work required.	set	2.0		
5.10.3	Takeout existing wash hand sink and dispose to contractor's own dumping ground, supply and install new hand sink, complete with all fittings, valves, trapping, bracket and all the necessary connection.	set	2.0		
5.10.4	Replace, supply and fix new sink pillar tap c/w accessories.	set	2.0		
5.10.5	Replace, supply and fix new Bid Tap.	set	2.0		
5.10.6	Remove existing and replace with new hand spray complete with 900mm long flexible hose.	set	2.0		
5.11.0	<u>ELECTRICAL WORKS</u>				
5.11.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including testing and commissioning.	no	4.0		
6.0.0	<u>KITCHEN</u>				
6.1.0	<u>WALL</u>				
6.1.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. Brand: _____ Approx. area:	m ²	32.0		
6.1.2	Remove existing wall tile, supply and install new wall tile to the existing height required including hacking, repair work, waterproofing and other necessary work required.	lot	1.0		
			CARRIED FORWARD		

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
6.2.0	<u>CEILING</u>					
6.2.1	Preparing existing surface including cleaning, scrapping to existing paint, make good to existing ceiling and apply 1 coat primer and 2 coat finishes with approved paint. –	m ²	16.0			
	Approx. area:					
6.3.0	<u>COUNTERTOPS</u>					
6.3.1	Remove existing countertops tile, supply and install new countertops tile similar to the existing including hacking, repair work, water proofing and other necessary work required.	lot	1.0			
6.3.2	Replace, supply and install new sliding glass door cabinet similar with existing and other necessary work required.	set	2.0			
6.4.0	<u>FLOORING</u>					
6.4.1	Remove existing tile, supply and install new homogenous tile including self leveling, hacking, repair work, water proofing and necessary work required.	lot	1.0			
6.5.0	<u>DOOR</u>					
6.5.1	Remove existing door including framing and others and replace with new timber doors similar to existing including, door framing, iron monger, lockset, painting work (varnish or Oil paint; one coat under coat and two coats as finishing) with and other necessarily needed as:	no	3.0			
6.6.0	<u>WINDOW</u>					
6.6.1	Repair or make good existing aluminium sliding window/casement window/top hung/folded/side hung window to smooth opening including running rollers and other work required.	no	1.0			
6.7.0	<u>PLUMBING</u>					
6.7.1	Remove existing, supply and install with new stainless steel sink with single bowl double drainer application of silicon sealant including all the other necessary work required.	set	1.0			
6.8.0	<u>ELECTRICAL WORKS</u>					
6.8.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including including testing and commissioning.	no	2.0			
6.8.2	supply and install new exhaust fan including all the necessary connection and commissioning.	no	1.0			
6.8.3	Replace all existing power socket outlet, supply and install new casing power socket outlet to all existing including all the connection, commissioning and other necessary work required.	no	3.0			
7.0.0	<u>KITCHEN BALCONY</u>					
7.1.0	<u>WALL</u>					
7.1.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. –	m ²	15.0			
	Brand: _____					
	Approx. area:					
CARRIED FORWARD						

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
7.2.0	<u>CEILING</u>					
7.2.1	Preparing existing surface including cleaning, scrapping to existing paint, make good to existing ceiling and apply 1 coat primer and 2 coat finishes with approved paint. Brand: _____ – Approx. area:	m ²	8.0			
7.3.0	<u>FLOORING</u>					
7.3.1	Unblock existing floor trap	no	1.0			
7.3.2	Remove existing tile, supply and install new tile including self leveling, water proofing and necessary work required. – Approx. area:	m ²	9.0			
7.4.0	<u>ELECTRICAL WORKS</u>					
7.4.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including including testing and commissioning.	no	1.0			
8.0.0	<u>LAUNDRY BALCONY</u>					
8.1.0	<u>WALL</u>					
8.1.1	Preparing existing wall including cleaning, scrapping to existing paint, make good to existing wall and to paint finish by applying 1 coat primer and 2 finishing coat with approved paint. Brand: _____ – Approx. area:	m ²	21.0			
		set	1.0			
8.1.2	Replace, supply and install new stainless steel clothes drying racks similar to the existing including frame and other necessary work required.					
8.2.0	<u>CEILING</u>					
8.2.1	Make good, To construct scaffolding, repair all existing ceiling crack, puttying and paint finish to ceiling surface by applying 1 coat primer and 2 finishing coat with approved paint including all the necessary work required. Brand: _____ – Approx. area:	m ²	10.0			
		no	1.0			
		lot	1.0			
8.3.0	<u>FLOORING</u>					
8.3.1	Unblock existing floor trap	no	1.0			
8.3.2	Remove existing tile, supply and install new tile including self leveling, water proofing and necessary work required.	no	1.0			
8.4.0	<u>WINDOW</u>					
8.4.1	Remove existing window louvers, supply and install new aluminium glass casement side hung type window including lockset.					
8.4.2	Remove existing window louvers, Supply and install of 12 mm thick frosted tempered glass panel, fixed securely to the wall adjacent to the laundry sink.	no	1.0			
8.5.0	<u>PLUMBING</u>					
8.5.1	Takeout existing wash laundry set sink and dispose to contractor's own dumping ground, supply and install new aluminium laundry set sink similar to the existing including all plumbing work, making good, accessories and other necessary work required.	no	3.0			
		no	1.0			

8.6.0	<u>ELECTRICAL WORKS</u>					
8.6.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including including testing and commissioning.					
8.6.2	Replace all existing power socket outlet, supply and install new casing power socket outlet to all existing including all the connection, commissioning and other necessary work required.					
		TOTAL AMOUNT				

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
1.0	From page 9 (Total Amount)					
1.1	BLOCK F3 UNIT 1	UNIT	1.0			
1.2	BLOCK F3 UNIT 2	UNIT	1.0			
1.3	BLOCK F3 UNIT 3	UNIT	1.0			
1.4	BLOCK F3 UNIT 4	UNIT	1.0			
1.5	BLOCK F3 UNIT 5	UNIT	1.0			
1.6	BLOCK F3 UNIT 6	UNIT	1.0			
2.0	<u>KITCHEN (BLOCK F3, UNIT 1)</u>					
2.1.0	<u>WARDROBE REMOVAL & SLIDING WINDOW INSTALLATION</u>					
2.1.1	Dismantle and remove existing wardrobe countertop, including all supports and finishes.	Lot	1.0			
2.1.2	Supply and install aluminum sliding window, double-glazed, including structural framing for new window opening complete with locking mechanism.	Lot	1.0			
2.2.0	<u>WINDOW</u>					
2.2.1	Remove existing glass louvers window and replace with new aluminium powder coated sliding window with 6mm thickness glass complete with window framing, lockset and other necessary works needed.	Lot	1.0			
3.0	<u>BEDROOM 3 (BLOCK F3, UNIT 2)</u>					
3.1.0	Remove existing sliding door and replace with new aluminium sliding door, double-glazed toughened safety glass, 2100mm (H) x 1800mm (W), powder-coated finish, complete with integrated handle and lockset.	Lot	1.0			
4.0	<u>VERANDA STAIRCASE</u>					
4.1.0	<u>WALL</u>					
4.1.1	Preparing existing wall including cleaning, scrapping to existing paint and handrails, make good to existing wall and to paint finish by applying 1 coat primer and two coats of weather-resistant exterior-grade paint.	Lot	1.0			
4.2.0	<u>FLOORING</u>					
4.2.1	Preparing work to clean existing floor tile with approved chemical and other necessary work required.	Lot	1.0			
4.2.2	Remove existing skirting and supply and install ceramic/porcelain tile skirting to a height of 4 inches (100mm), with clean, neat joints, and securely fixed to the wall using appropriate adhesive, ensuring a uniform and smooth finish.	Lot	1.0			
4.3.0	<u>ELECTRICAL DOOR AT STAIRCASE</u>					
4.3.1	Repair or make good to existing door including painting, replacement of handle and lockset (Non-keyed type) and other necessary work required.	no	6.0			
4.4.0	<u>ELECTRICAL WORKS</u>					
4.4.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including including testing and commissioning.	no	7.0			
CARRIED FORWARD TO SUMMARY OF PRICE						

No.	Description	Unit	Quantity	Amount		
				Rate	\$	¢
5.0	SPALLING CONCRETE REPAIR (BLOCK F3 UNIT 1, 2, 3 AND PARKING AREA)					
5.0.1	Locate, remove and dispose offsite off all spalling and unsound concrete area with approved hand / low-powered tools; inclusive of hacking unsound concrete behind reinforcement / link bars; until exposing sound concrete; inclusive of roughening and cleaning of all exposed surfaces / edges, reinforcement / link bars; ready to receive new structural materials. Aprox. Area:	m ²	5.0			
5.0.2	Remove, dispose offsite badly corroded reinforcement bars / links including replacing with new bars / links tied together to existing; overlapping at both ends 40 of existing diameter (40D); inclusive of painting with approved Anti-Corrosive Primer to all new and exposed rust-free reinforcement bars / links. Aprox. Area:	m ²	5.0			
5.0.3	Repair of newly hacked, roughened, cleaned and exposed surfaces / edges with approved Epoxy Light Mortar; inclusive of applying with approved Bonding Agent; including painting with approved Anti-Corrosive Primer to all exposed rust-free reinforcement / link bars. Aprox. Area:	m ²	5.0			
5.0.4	Apply 2-3 coats of approved Carbonation Protection Materials to immediate surrounding of newly repaired spalling concrete area. Note: The contractor must employ service of the specialist contractor under the trade registered with Ministry of Development in order to carry out the works providing 10 years guarentee Nominated Contractor: _____ Brand: _____ Aprox. Area:	m ²	5.0			
6.0	<u>GROUND FLOOR PARKING</u>					
6.0.1	General cleaning and surface preparation by water jet pressure or other proper tools to remove dirt, any roots plant, dust, fungi, algae, undergrowth and other impurities. Cart away disposal of rubbish & other unwanted materials off site to contractor dumping yard.					
7.0	<u>PLUMBING WORKS AT WATER TANK ROOF ATTIC</u>					
7.0.1	To supply, install and replace gate valve complete with all plumbing works, making good, accessories and other necessary work required.	no	12.0			
7.0.2	To supply, install and replace non-return valve/check valve complete with all plumbing works, making good, accessories and other necessary work required.	no	6.0			
8.0	<u>ELECTRICAL WORKS</u>					
8.0.1	Replace, supply and install new 18-21W 4 ft LED batten ceiling light with switch including including testing and commissioning.	no	6.0			
9.0	<u>SAFETY GRILL</u>					
9.0.1	Replace, supply and install new mild steel perimeter drain with 10-12mm diameter of rod bar welded vertically/horizontally complete with one coat ICI Red oxide paint and ICI gloss paint. Aprox. Length:	m	31.0			
TOTAL CARRIED FORWARD TO SUMMARY OF PRICE						

SCHEDULE A.1

SITE VISIT FORM

PROJECT REFERENCE : KK/191/2025/ESTETMOH

**PREOJECT TITLE : MAINTENANCE WORK AT BLOCK F3, SPG 253-17, KG KIARONG HOUSING,
MINISTRY OF HEALTH**

This is to confirm and verify that the company stated below has visited and understood the specifications stated in the tender above. This site visit is a Mandatory for Every Tenderer to participate a tender. Without this site visit with our representative from Estate Maintenance Section MOH and client, the tender shall be considered NON COMPLY.

Name of Company	
Company Stamp	
Name of the Staff	
Verified by Representative From End User,Department	
Name	
Signature	
Date	
Verified by Representative from MOH Estate	
Name	MUHAMMAD NUR FIRDAUS BIN ROSMAN Technical Assistant
Signature	
Date	

SCHEDULE B

TENDER FORM

PROJECT REFERENCE : KK/191/2025/ESTETMOH

PROJECT TITLE : MAINTENANCE WORK AT BLOCK F3, SPG 253-17, KG KIARONG HOUSING, MINISTRY OF HEALTH

1. I/we, the undersigned having examined and fully understood the tender Documents, inspected and checked the site, offer to carry out and execute the above works in accordance with all relevant Standards Specification and Codes of Practice for the sum of Brunei Dollars.

Brunei Dollars _____
_____ (B\$ _____) only.

2. If my/our tender is accepted, I/we undertake to complete the whole works within **4 MONTHS** from the date of possession/commencement allowing for all possible cause of delay which can reasonably be foreseen and not merely representing the number of working days required.
3. I/we confirm that my/our tender has been calculated on a firm price basis and that I/we have taken into account all aspects, site conditions and other matter that may affect the supply. I/we understand that I/we not be allowed any claims for payment may arise out of my/our misunderstanding, and/or misinterpretation and/or miscalculation of the supply and/or site conditions.
4. I/We agree to the provision and conditions in **Appendix 1** .
5. I/we understand and agree that the Government has the option to accept part of my/our tender and I/we agree and confirm that in such case, there shall be no adjustment of my/our tender prices and/or rates.
6. Unless and until a formal agreement is prepared and executed, this tender offer together with your Letter of Acceptance thereof shall constitute a legal and binding contract between us.
7. Our Tender is fully consistent with and does not contradict or derogate from anything in your Invitation To Tender. We have not qualified or changed any of the provisions of your Invitation To Tender.
8. Our offer is valid for **six (6)** calendar months from the tender closing date.
9. When requested by you, we shall extend the validity of this offer.

Signature & Date

Name

In the capacity of

(Position in the Company)

(Tenderer Official Stamp)

On behalf of

(Name of Company).

Address

Telephone & Fax

MOD Registration No

(Copy of MOD Registration Certificate to be attached)

Tender Deposit No.

SCHEDULE C

INFORMATION SUMMARY

- 2.1 Tenderers shall provide in this Schedule the following information:
- (a) Management summary
 - (b) Company profile [including Contractor and sub-contractor(s), if any]
 - (c) Years of experience (as of the Tender Closing Date) of the Contractor and sub-contractor(s) in the:
 - **REFURBISHMENT, RENOVATION, INSTALLATION & REPAIR WORKS**
 - (d) Minimum manpower proposal for the project which will be full time on site
 - (e) Other information which is considered relevant.

SCHEDULE D

SUB-CONTRACTORS

- 3.1 Tenderers shall complete Table 3 with information about all the companies involved in the provision of the services and items specified in this tender. This shall include details about the Contractor and each sub-contractor involved, as well as their respective responsibilities.
- 3.2 Tenderers shall also indicate in Table 3.1 any alliance relationship established with each sub-contractor. An alliance is defined as a formal and binding business relationship between the allied parties.

Table 3.1 - Responsibility Table

		Alliance Relationship between Contractor and Sub-Contractor(s)		
Company Name	Responsibility Description	Alliance Exists? (Y/N)	Date Established	Alliance Description
Contractor				
		Not Applicable	Not Applicable	Not Applicable
Sub-Contractor(s)				

SCHEDULE E

COMPANY'S PROFILE

4.1 Each of the companies involved in this tender, including Contractor and subcontractor(s) (if any), shall provide information on the company's background, scope of operations, financial standing and certified copy of its Certificate of Incorporation or Certificate of Registration with the Ministry of Development.

Name of company :

Registration No :

Type Of Company :
(Sdn.Bhd., Partnership, Sole proprietor, Joint Venture, Trading Co.)

Authrosied Capital (B\$) Paid-up Capital (B\$)

Banker for the Cmpany's business:

Table 4 – Shareholders Table

Directors/Shareholders/ Proprietor	Percentage Share	Brunei I/C Number	Immigration Status

Current workforce (No.of persons) in	Brunei :
a) Management :.....	b) Engineers :.....
c) Technicians :.....	d) Tradesman :.....
e) Trainee/Workman :.....	f) Others :.....
TOTAL WORKFORCE :	No. of persons :.....

We certify that the above information is correct.

SCHEDULE F

REFERENCES

- 5.1 Tenderers shall submit a list of customers in Table 4.1 to whom the Contractor has provided similar works and items as specified in this tender in the recent 5 years as of the Tender Closing Date.

Table 5.1 - References of previous customers

Customer Name & Address	Customer Type (Gov't or Quasi-Gov't)	Contact Person	Title	Contact Number Fax Number & Email Address

*Note: Tenderers shall indicate whether the customer is a Government or Quasi Government organisation. A Quasi Government is defined as an organisation which (1) is managed and controlled by the Government; or (2) has at least 50% shares being held by the Government. Please leave the column blank if the customer is neither a Government or Quasi Government organisation.

- 5.2 The Ministry of Health shall treat all the information submitted under this schedule in strict confidence.
- 5.3 The Ministry of Health reserves the right to contact the references for tender assessment purposes.

SCHEDULE G

**PENGAKUAN PENENDER
*TENDERER'S DECLARATION***

