



TL ASSOCIATES

199403064556 (000968049-H)

CHARTERED QUANTITY SURVEYORS
PROJECT COST MANAGEMENT CONSULTANTS

Sr LEE CHOON BIN

CQS, FRISM, MRICS, AAIQS, ICECA
BQSM Permit No. 1995/FS00173

Our Ref: 20258/RW/V/L_10A

25th November 2022

Design Collective Architecture Network Sdn. Bhd.
57, Jalan SS 22/19,
Damansara Jaya,
47000 Petaling Jaya,
Selangor Darul Ehsan.

Attn: Ar. David Chan Weng Cheong / Ms. Joe Ng

Dear Sir / Madam,

CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT
SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN
ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN

UNTUK TETUAN THE SECRETARY OF THE TRUSTEES OF THE METHODIST CHURCH
IN MALAYSIA

- VALUATION NO. 10A

Further to our Valuation No. 10 via our letter ref: 20258/RW/V/L_10 dated 23rd November 2022, we are pleased to enclose herewith our revised recommendation for Valuation No. 10A in favour of Messrs. NSK Construction & Engineering Sdn. Bhd. for the amount of RM 63,423.13 (Ringgit Malaysia: Sixty Three Thousand Four Hundred Twenty Three and Cents Thirteen Only) after deduction of Utilities Bills' and Insurance Claim's amount. This Valuation No. 10A shall supersede our previous Valuation No. 10.

Please check and satisfy yourselves that works executed are in order before issuing the certificate to the Employer for payment.

Thank you.

Yours faithfully,



c.c. The Secretary of the Trustees of the Methodist Church in Malaysia
Technical CSG Engineering Consultants Sdn. Bhd.
Perunding JC Yeo Sdn. Bhd.
NSK Construction & Engineering Sdn. Bhd.

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199403084556 (000968049-H)

CHARTERED QUANTITY SURVEYORS
PROJECT COST MANAGEMENT CONSULTANTSSr LEE CHOON BIN
CQS, FRISM, MRICS, AAIQS, ICECA
BQSM Permit No. 1995/FS00173**VALUATION NO. 10A**

Date Of Commencement	: 15th December 2021	Valuation No.	: Ten (10A)
Date Of Completion	: 15th August 2022	Date	: 25th November 2022
Contract Period	: 8 Months	Date On Site	: 14th November 2022
Extension Of Time	: 4 Months	For Certificate No.	: Ten (10A)
Revised Date Of Completion	: 15th December 2022		

PROJECT	: CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN.
MAIN CONTRACTOR	: NSK CONSTRUCTION & ENGINEERING SDN. BHD.
CONTRACT SUM	: RM1,680,000.00

	RM
Gross Valuation	1,376,771.85
<u>Less</u> Retention 10% of Gross Valuation (Limit of 5% of Contract Sum)	84,000.00
Nett Valuation	1,292,771.85
<u>Less</u> Previously Certified	1,218,250.83
Amount for This Valuation	74,521.02
<u>Less</u> Utilities Bills	1,359.25
<u>Less</u> Insurance Claim for Damage to Underground Cables	9,738.64
Amount for This Valuation (after deduction of utilities bill & insurance claim)	63,423.13

(Ringgit Malaysia: Sixty Three Thousand Four Hundred Twenty Three and Cents Thirteen Only).

This **VALUATION NO. 10A** for the amount of **63,423.13** are for value of work done and materials supplied by the Main Contractor (after deduction of utilities bill & insurance claim) and shall be subjected to certification and approval of the Superintending Officer who shall satisfy himself as to the quality of work done and materials supplied on/off site.

Quantity Surveyor
Date: 25th November 2022

CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN.

FINAL SUMMARY

Bill No.	Description	Contract Amount (RM)	Amount Certified (RM)
<u>VOLUME I OF II</u>			
1	Bill No. 1 – Preliminaries	126,389.21	114,265.13
2	Bill No. 2 – Specification And Preambles		-
3	Bill No. 3 – Temporary Work	33,660.00	33,660.00
4	Bill No. 4 – Main Building Works	987,213.67	951,024.89
5	Bill No. 5 – Temporary Toilet	36,044.62	31,404.62
6	Bill No. 6 – External Works	124,292.50	24,292.21
7	Bill No. 7 – Provisional Sum	150,000.00	-
8	Bill No. 8 – Daywork Bill	-	-
<u>VOLUME II OF II</u>			
	Mechanical & Electrical Work	222,400.00	222,125.00
<u>Add</u>		1,680,000.00	1,376,771.85
	Material on Site		-
	Variation Works		-
GROSS VALUATION		1,680,000.00	1,376,771.85

CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN.

BILL NO. 1 - PRELIMINARIES

PAGE NO.	DESCRIPTION	CONTRACT AMOUNT (RM)	% OF CERTIFIED	AMOUNT CERTIFIED (RM)
1/8	Access to And Egress from The Site**	8,000.00	91.67%	7,333.33
1/21	Setting Out of the Works	3,000.00	100.00%	3,000.00
1/22	Pre-Construction Survey / Dilapidation Survey	3,000.00	0.00%	
1/27	Site Agent**	40,000.00	91.67%	36,666.67
1/28	Drawings	4,000.00	90.00%	3,600.00
1/38	Use of Public Road for Transport of Spoil	6,000.00	90.00%	5,400.00
1/41	Site Security**	10,000.00	91.67%	9,166.67
1/41	Lighting and Power For The Works	4,000.00	90.00%	3,600.00
1/41	Water For The Works	4,000.00	90.00%	3,600.00
1/42	Temporary Warning Signs, Lamp and Guardrails**	1,000.00	91.67%	916.67
1/42	Safety Helmets	2,000.00	90.00%	1,800.00
1/42	Wellington Boots, Safety Boots & Harness	2,000.00	90.00%	1,800.00
1/43	Temporary Scaffolding For All Trades	10,000.00	100.00%	10,000.00
1/45	Temporary Conveniences**	4,000.00	91.67%	3,666.67
1/45	Constructional Plant	8,740.89	90.00%	7,866.80
1/47	Cleanliness Of The Site	8,000.00	90.00%	7,200.00
1/65	Contractor's All Risks Insurance	3,647.92	100.00%	3,647.92
1/67	Employer's Liability and Workmens' Compensation Insurance	900.40	100.00%	900.40
1/73	Performance Bond	2,000.00	100.00%	2,000.00
1/74	Supplementary Clause - Construction Industry Development Board Malaysia (CIDB)	2,100.00	100.00%	2,100.00
	TOTAL CARRIED TO FINAL SUMMARY	126,389.21	90.41%	114,265.13

* Based on percentage of workdone

** Based on percentage of work period

CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN.

BILL NO. 3 - TEMPORARY WORK

ELEMENT NO.	DESCRIPTION	CONTRACT AMOUNT (RM)	% OF CERTIFIED	AMOUNT CERTIFIED (RM)
1	TEMPORARY WORKS	33,660.00	100.00%	33,660.00
	TOTAL CARRIED TO FINAL SUMMARY	33,660.00	100.00%	33,660.00

CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN.

BILL NO. 4 - MAIN BUILDING WORKS

ELEMENT NO.	DESCRIPTION	CONTRACT AMOUNT (RM)	% OF CERTIFIED	AMOUNT CERTIFIED (RM)
1	DEMOLITION WORKS	75,500.00	99.80%	75,350.00
2	WORK BELOW LOWEST FLOOR LEVEL	30,051.00	96.83%	29,098.50
3	FRAME	122,993.00	100.00%	122,993.00
4	EXTERNAL WALL	57,047.00	97.72%	55,747.00
5	INTERNAL WALL AND PARTITION	31,217.50	100.00%	31,217.50
6	STAIRCASE, STEPS AND FINISHES	67,176.43	98.70%	66,301.43
7	UPPER FLOOR CONSTRUCTION	60,249.00	100.00%	60,249.00
8	ROOF	38,010.00	96.45%	36,662.00
9	ALUMINIUM AND GLAZING WORKS	30,620.00	98.00%	30,007.60
10	DOORS	30,620.00	100.00%	30,620.00
11	IRONMONGERIES	12,553.36	77.56%	9,736.08
12	WALL FINISHES	253,022.56	99.17%	250,928.41
13	FLOOR FINISHES	69,027.74	92.95%	64,162.81
14	CEILING	18,100.00	96.02%	17,380.00
15	SANITARY WARES AND FITTINGS	26,062.08	104.70%	27,286.88
16	PAINTING AND DECORATION	64,964.00	66.63%	43,284.68
	TOTAL CARRIED TO FINAL SUMMARY	987,213.67	96.33%	951,024.89

CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN.

BILL NO. 5 - TEMPORARY TOILET

ELEMENT NO.	DESCRIPTION	CONTRACT AMOUNT (RM)	% OF CERTIFIED	AMOUNT CERTIFIED (RM)
1	WORK BELOW LOWEST FLOOR LEVEL	10,101.00	100.00%	10,101.00
2	FRAME	2,541.50	100.00%	2,541.50
3	EXTERNAL WALL	1,450.00	100.00%	1,450.00
4	INTERNAL WALL AND PARTITION	2,329.00	100.00%	2,329.00
5	ROOF	3,000.00	100.00%	3,000.00
6	DOOR	1,460.00	100.00%	1,460.00
7	IRONMONGERIES	940.80	100.00%	940.80
8	WALL FINISHES	4,400.00	100.00%	4,400.00
9	FLOOR FINISHES	2,450.00	100.00%	2,450.00
10	SANITARY WARES AND FITTINGS	1,632.32	100.00%	1,632.32
11	PAINTING AND DECORATION	1,740.00	63.22%	1,100.00
12	DEMOLITION WORKS	4,000.00	0.00%	-
	TOTAL CARRIED TO FINAL SUMMARY	36,044.62	87.13%	31,404.62

BILL NO. 6 - EXTERNAL WORKS

Bill 6/1

CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN.

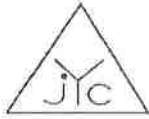
BILL NO. 7 - PROVISIONAL SUM

ELEMENT NO.	DESCRIPTION	CONTRACT AMOUNT (RM)	% OF CERTIFIED	AMOUNT CERTIFIED (RM)
1	PROVISIONAL SUM	150,000.00	0.00%	-
	TOTAL CARRIED TO FINAL SUMMARY	150,000.00	0.00%	-

CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA ADA DAN SATU UNIT TEMPAT PEMBUANGAN SAMPAH DI NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR DARUL EHSAN.

MECHANICAL & ELECTRICAL WORK

NO.	DESCRIPTION	CONTRACT AMOUNT (RM)	% OF CERTIFIED	AMOUNT CERTIFIED (RM)	M&E Engineer's Certificate Ref. No.
1	MECHANICAL & ELECTRICAL WORK	222,400.00	99.88%	222,125.00	PJCY18043/NSK/M &E-07 dated 12nd November 2022
	TOTAL CARRIED TO FINAL SUMMARY	222,400.00	99.88%	222,125.00	



PERUNDING JC YEO SDN. BHD.

Mechanical & Electrical Consulting Engineers

Company no: (817811- M) & SST no: B10-1808-31031038

Our Ref : PJCY18043/NSK/M&E-07

Date : 12/11/2022

NSK Construction & Engineering Sdn. Bhd.
B-2-6, BBT One Boulevard
Lebuh Batu Nilam 2,
Bandar Bukit Tinggi
41200 Klang, Selangor

Certificate No. 7

PROGRESS PAYMENT CERTIFICATE

Project : CADANGAN TAMBAHAN DAN PINDAAN KEPADA SEBUAH GEREJA DUA TINGKAT SEDIA

Services: Mechanical & Electrical Services

This is to certify that **NSK Construction & Engineering Sdn. Bhd.** is entitled to a progress payment of **RM 39,045.00**

Total of M&E Works in Contract	RM	222,400.00
Addition V.O No.1	RM	
Approved V.O (Omission)	RM	
Current Contract Value:	RM	222,400.00
 Value of Work Done To Date	RM	 222,125.00
Value of Material on Site	RM	0.00
Value of Work/Material Certified to Date	RM	222,125.00
Less: Retention held in this Certificate (5% @ RM 222,400.00)	RM	11,120.00
Less : 1st payment		13,968.00
Less : 2nd payment		11,146.50
Less : 3rd payment		19,342.35
Less : 4th payment		13,268.25
Less : 5th payment		42,039.90
Less : 6th payment		72,195.00
Recommended Payment Due This Certificate:	RM	39,045.00

Certified By :


Ir. Ts. YEO JUE CHUAN

SHAH ALAM CHINESE METHODIST CHURCH-RENOVATION WORKS
CONTRACT SUM : RM1,680,000.00

VALUATION NO. 10A
APPENDIX A

SUMMARY OF UTILITIES BILLS

VALUATION	GROSS VALUATION	RETENTION SUM	NETT VALUATION	UTILITIES BILLS	ACCUMULATED UTILITIES BILLS	RECOUPMENT OF DOWN PAYMENT	NETT VALUATION - ACC. UTILITIES BILL - RECOUPMENT OF DOWN PAYMENT	AMOUNT DUE
VALUATION NO. 1	126,394.03	12,639.40	113,754.63	-	-	-	113,754.63	113,754.63
VALUATION NO. 2	145,587.99	14,558.80	131,029.19	500.00	500.00	-	130,529.19	16,774.56
VALUATION NO. 3	249,777.72	24,977.77	224,799.95	-	500.00	-	224,299.95	93,770.76
VALUATION NO. 4	348,339.52	34,833.95	313,505.57	-	500.00	-	313,005.57	88,705.62
VALUATION NO. 5	465,356.31	46,535.63	418,820.68	-	500.00	-	418,320.68	105,315.11
VALUATION NO. 6	575,663.42	57,566.34	518,097.08	426.70	926.70	-	517,170.38	98,849.70
VALUATION NO. 7	703,905.19	70,390.52	633,514.67	-	926.70	-	632,587.97	115,417.59
VALUATION NO. 8	1,023,108.31	84,000.00	939,108.31	-	926.70	-	938,181.61	305,593.64
VALUATION NO. 9	1,302,250.83	84,000.00	1,218,250.83	-	926.70	-	1,217,324.13	279,142.52
VALUATION NO. 10	1,376,771.85	84,000.00	1,292,771.85	1,359.25	2,285.95	-	1,290,485.90	73,161.77
TOTAL				2,285.95				1,290,485.90



MPI Generali Insurance Berhad
Reg No: 19730001001 (14798-X)
Head Office, 8th Floor, Menara M&M, Putrajaya,
Cricket Square, 8 Jalan Murni, Putrajaya
50100 Kuala Lumpur, Malaysia
Postal Address: P.O. Box 10122
50706 Kuala Lumpur, Malaysia
T: +603 2934 4716
F: +603 2942 4716
mpi@generali.com

Herzulsiah Bt Rahman
Executive
M: +603 - 32034088
F: +603 2992 4716
herzulsiah@mpi@generali.com

Claims, Non-Motor
25th Floor, Menara M&M, Putrajaya
Cricket Square, 8 Jalan Murni, Putrajaya
50100 Kuala Lumpur
Wagah Persewaan

Your Ref : Not Advise
Our Ref : E8011658
Date : 13 October 2022

NSK CONSTRUCTION & ENGINEERING SDN. BHD.
B-2-6 B&T One Boulevard
Lebuhraya Nisam 2 Bandar Bukit Tinggi
41200 Klang
Selangor Darul Ehsan

Dear Sir/Madam,

Insured Name : NSK CONSTRUCTION & ENGINEERING SDN BHD AS CONTRACTOR, SUB-CONTRACTORS AND SHAH ALAM
Policy No : CHINESE METHODIST CHURCH AS PRINCIPAL F.T.R.R & I
Date of Loss : ECR-E0074726-60
Description of Loss : 16 April 2022
Description of Loss : Damage to underground cables belonging to Principal

We refer to our offer letter dated 05.10.2022.

We now write to revise our offer to the following amount in full and final settlement of your claim :-

Description	Amount (RM)
Adjusted loss	14,738.64
Less: Policy deductible	5,000.00
Nett Amount	9,738.64

Please arrange for the attached E-payment form and Discharge Voucher to be duly completed and signed and return to us together with required documents in Part II (2) ?
Beneficiary Banking Details for payment processing.

This is a computer generated document and no signature is required.

cc. Additional Plus Services
cc. Klang Office