

Electrical Price List w.e.f. 1 January 2026

Note

- All rewiring works include standard white faceplates and KO boxes. Non-standard or coloured faceplates are to be supplied by the client.
- Lighting installation prices exclude the supply of lighting fixtures.
- For HDB units, all wiring is surface-mounted (exposed) except on carpentry and partition walls.
- Prices are in Singapore Dollars (SGD) and inclusive of GST unless otherwise stated.

Electrical Works Breakdown (Surface Wiring)

No.		Qty	Unit	Price
1	Lighting, Fan, Cabinet and LED Strip Lighting Point(s)	1	no	\$ 48.00
2	CAT6 Tele/Data Point	1	no	\$ 150.00
3	Single 13A Socket	1	no	\$ 75.00
4	Double 13A Socket	1	no	\$ 80.00
5	Power Point w/ Indicator Switch for Hob/Hood	1	no	\$ 115.00
6	1 x 13A Power Point w/ Indicator Switch (For Oven, Induction Hob, Dishwasher, Built-in Microwave)	1	no	\$ 135.00
7	Speaker Point	1	no	\$ 80.00
8	20A Heater Point w. Indicator Switch (Instant/Storage Water Heater)	1	no	\$ 135.00
9	15A Power Socket	1	no	\$ 135.00
10	20A Isolator Point for Aircon Compressor	1	no	\$ 200.00
11	Wiring for Additional Neutral Point	1	no	\$ 70.00
12	Dimmer Switch Point	1	no	\$ 70.00
13	2-Way Lighting Point Wiring	1	no	\$ 100.00
14	2-Way Heater Point Wiring	1	no	\$ 200.00
15	22 Way Distribution Board X/W ELCB, MCB Breaker and Necessary Cabling Works	1	no	\$ 900.00
16	Wiring for Opennet	1	no	\$ 480.00

Electrical Works Breakdown (Concealed Wiring)

No.		Qty	Unit	Price
1	Lighting, Fan, Cabinet and LED Strip Lighting Point(s) (Concealed)	1	no	\$ 85.00
2	CAT6 Tele/Data Point	1	no	\$ 200.00
3	Single 13A Socket	1	no	\$ 110.00
4	Double 13A Socket	1	no	\$ 120.00
5	Power Point w/ Indicator Switch for Hob/Hood	1	no	\$ 150.00
6	1 x 13A Power Point w/ Indicator Switch (For Oven, Induction Hob, Dishwasher, Built-in Microwave)	1	no	\$ 150.00
7	Speaker Point	1	no	\$ 80.00
8	20A Heater Point w. Indicator Switch (Instant/Storage Water Heater)	1	no	\$ 180.00
9	15A Power Socket	1	no	\$ 180.00
10	20A Isolator Point for Aircon Compressor	1	no	\$ 250.00
11	Wiring for Additional Neutral Point	1	no	\$ 80.00
12	Dimmer Switch Point	1	no	\$ 80.00
13	2-Way Lighting Point Wiring	1	no	\$ 140.00
14	2-Way Heater Point Wiring	1	no	\$ 300.00
15	22 Way Distribution Board X/W ELCB, MCB Breaker and Necessary Cabling Works	1	no	\$ 980.00
16	Concealed Wiring on Ceiling	1	m	\$ 78.00

Electrical Works Breakdown (Installation)

No.		Qty	Unit	Price
1	Ceiling (Mounted) Light Fixtures and Doorbell	1	no	\$ 16.00
2	Normal Downlight	1	no	\$ 15.00
3	Suspended pendant and wall light fixtures (Subject to approval of fixture)	1	no	\$ 100.00
4	Ceiling Fan	1	no	\$ 75.00
5	Track Light (Less than 2m)	1	no	\$ 28.00
6	Track Light (Less than 5m)	1	no	\$ 38.00
7	Power Track (max 1.5m) (Subject to approval of fixture)	1	no	\$ 48.00
8	T5 Bulb (Not inclusive of supply)	1	no	\$ 12.00
9	Exhaust Fan	1	no	\$ 30.00
10	Smart Laundry Racking System	1	no	\$ 150.00
11	Heater Connection	1	no	\$ 50.00
12	Switch	1	no	\$ 20.00

Electrical Works Breakdown (Alteration Works)

1	Moving of Light Switch	1	no	\$ 70.00
2	Moving of Lighting Point	1	no	\$ 70.00
3	Power Socket	1	no	\$ 80.00
4	Cat 6 Data Point	1	no	\$ 130.00

Terms & Conditions

1. Quotation Validity

All quoted prices are valid for 30 days from the date of issue. Saikon Contractors Pte Ltd reserves the right to revise pricing thereafter based on prevailing material and labour costs.

2. Payment Terms

50% deposit upon confirmation of works.
50% balance upon completion and handover.
Payment via PayNow / FAST transfer only.
Cheque and cash payments are not accepted.

3. Scope of Works

Works are limited to items expressly listed in the confirmed quotation. Any additional works requested on-site will be charged separately at prevailing rates and must be agreed in writing (WhatsApp confirmation accepted) before commencement.

4. Site Conditions

Quotations assume standard site conditions. Additional charges may apply where:

Existing wiring requires removal or extensive rerouting.
Concrete hacking, drilling beyond standard depth, or reinstatement works are required.
Access is restricted (e.g. ceiling above 3m, confined spaces, after-hours access).

5. Client Responsibilities

The client is responsible for:

Supplying lighting fixtures, switches, and faceplates beyond standard inclusions, prior to scheduled works.
Obtaining MCST / management approval for condominiums and landed property where required.
Clearing the work area before commencement.

6. Warranty

A 2-year workmanship warranty applies to all electrical works carried out by Saikon Contractors Pte Ltd. The warranty covers defects arising from workmanship and does not extend to:

Damage caused by misuse, alterations, or third-party works.
Defects in client-supplied fixtures or materials.
Wear and tear of consumable items (bulbs, LED drivers).

An optional extended warranty (Year 3) is available at 10% of the total quotation value.

7. Cancellation & Rescheduling

Cancellation within 48 hours of scheduled works: deposit non-refundable.
Rescheduling: free of charge if requested at least 72 hours in advance.

8. Liability

Saikon Contractors Pte Ltd's liability is limited to the rectification of defective works or refund of the value of the affected scope, whichever is lower. We are not liable for consequential losses, including but not limited to loss of use, business interruption, or damage to third-party property arising from pre-existing site conditions.

9. Pricing Amendments

Saikon Contractors Pte Ltd reserves the right to change or modify the items, pricing, and terms in this price list at any time without prior notice. The version current at the time of quotation acceptance shall apply.