

No. 07001/372



*Royal Thai Embassy
Bandar Seri Begawan*

Ref: Renovation of the Residence of the Ambassador of Thailand

You are invited to present the proposal for the renovation of the Residence of the Ambassador of Thailand on Lot 22895 & 26745 at Kampong Mata-Mata, Bandar Seri Begawan, Brunei Darussalam. The proposal must be in accordance with the Scope of Works which accompanies this invitation.

Your proposal must be submitted to the Royal Thai Embassy by hand and no later than 17.00 hours on 12 January 2026. For additional information about the Site and to arrange site visits please contact Mr. Kittivudh Pinyowit Tel +673 2653108 ext.106

Royal Thai Embassy,
Bandar Seri Begawan,
30 December B.E. 2568 (2025)



Scope of Work

1. Surface preparation

To supply labour using high pressure water jet to remove existing peeling paint and unsound plaster surface, rectify all the crack surface on all the external wall, seal the crack surface with weather resistant joint compound or sand and cement mortar mix come with admixtures. Location: front, rear, right and left elevation of the resident.

2. New Painting Works

To supply and apply one layer of premier and 2 layers of thermal paint to all the external wall of the house. Location front, rear, right and left elevation of the resident.

3. Waterproofing Works

a. To clean the surface with high pressure water jet and finish off the works with applying three layers of liquid elastic waterproofing coating come with integral micro fiber reinforcement, high weather resistant and UV resistant on the existing concrete outstand and flood infusion waterproofing on the floor at balcony. Location: 2nd 3rd and 4th floor Balcony.

b. To clean the surface of the retaining wall with high pressure water jet, seal all the crack with weather resistant joint compound or sand and cement mortar mix come with bonding admixture, finish off the works with applying three layers of liquid elastic waterproofing coating come with integral micro fiber reinforcement, high weather resistant and UV resistant. Location: on top of all the external retaining wall and any concrete or plastering surface exposing to the weather.

4. Timber Ceiling and timber fascia Board and roof leak repair works

a. To remove existing rotten fascia board, timber ceiling and plants replace with new wood plank.

b. To supply and screw back fallen calcium silicate board ceiling.

c. To supply and apply weather resistant sealant and fibermesh on the gap between the wall and the roof to stop leaking to the timber ceiling of 3rd floor and walk in closet.

d. To rectify all the crack between the cornices and the built-in closet and laminated flooring. Works come with repainting the external toilet wall and tighten the loosen water mixer.

5. Internal Wall Painting and Varnish

a. To supply and apply 2 layers of emulsion paint on the internal wall of effected area, works include to repair all the effected wall before painting. Location: Staircase area, Prayer room and Dining Hall.

6. Security Post

To clean all external wall with high pressure waterjet and seal all the crack with weather resistant joint compound and finish the works with applying three layers of liquid elastic waterproofing coating come with integral micro fiber reinforcement, high weather resistant and UV resistant on top of the plastering surface of the wall and concrete gutters then 1 layer of undercoat and 2 layers of thermal paint on the external wall.

7. Swimming pool and Planter box

- a. To supply and replace existing small pool/ jacuzzi wall and floor tiles. Pattern and color to match existing. Works come with supply and apply a flexible cementitious waterproofing membrane comprising of a proprietary synthetic resin dispersion and water reactive fast foaming MDI base injection resin with integrated catalyst.
- b. To supply and install hybrid 2 component polyurethane liquid waterproofing system and a flexible cementitious waterproofing coating comprising proprietary synthetic resin dispersion and blend selected cement and graded fillers at all the planter boxes and one meter width length along parapet wall of swimming pool. Works come together with replace existing one meter width length floor tiles.

8. Basement and driver room

- a. Structural repair works Remove unsound concrete including cleaning exposed concrete substrate and removing rust from existing rebar by wire brush. Supply and apply approved concrete bonding chemical on exposed concrete.

Supply and apply approved non shrinkage repair cement mortar.

Supply and apply approved pre mixed cement grouting for concrete repair by pre packed aggregate method, cement grouting must achieve minimum strength 30mpa at 7 days curing.

Supply and apply paint on the underslab of soffit and all the wall of driver room.
