

BUILDING EXTENSION CONTRACT

Location: _____ Contract No.: _____

Parties:

Client (Owner): _____

Contractor: _____

Property Details:

Address: _____

Title/Deed Reference: _____

Project Description:

Description of the building extension works to be carried out, including the scope, dimensions, materials, and any other relevant details. The Contractor agrees to perform the works in accordance with the plans, specifications, and applicable regulations.

Contract Sum and Payment:

Contract Sum (GBP): _____

Payment Terms and Schedule: _____

Commencement and Completion:

Commencement Date: _____

Completion Date: _____

Contractor's Obligations:

The Contractor shall carry out the works with due skill, care, and diligence, in accordance with all applicable laws, building regulations, and codes of practice. The Contractor shall obtain all necessary consents and permits prior to commencement and shall comply with health and safety requirements.

Client's Obligations:

The Client shall provide access to the Property and all necessary information and approvals to enable the Contractor to perform the works. The Client shall make payments in accordance with the agreed schedule and cooperate with the Contractor to facilitate timely completion.

Variations:

Any changes or variations to the scope of works, Contract Sum, or schedule shall be agreed in writing by both parties prior to implementation. Variations may affect the Contract Sum and Completion Date.

Delay and Extensions of Time:

The Contractor shall notify the Client as soon as practicable of any event likely to cause delay. Extensions of time may

be granted where delays are caused by factors beyond the Contractor's control, subject to prompt notification and agreement.

Defects Liability:

The Contractor shall remedy any defects arising under this Contract notified during the defects liability period of 12 months from practical completion, except where caused by the Client's misuse or alterations.

Insurance:

The Contractor shall maintain adequate insurance coverage including public liability, employer's liability and contract works insurance until practical completion. The Client shall maintain building insurance covering the Property during the Contract Period.

Health and Safety:

The Contractor shall comply with all applicable health and safety legislation and ensure safe working practices on site. The Client shall notify the Contractor of any known hazards on the Property.

Termination:

Either party may terminate this Contract by written notice if the other commits a material breach and fails to remedy it within 14 days of notice. Termination shall not affect accrued rights or liabilities.

Dispute Resolution:

The parties shall attempt to resolve any disputes amicably. Failing resolution, disputes shall be referred to mediation and, if unresolved, to the courts of England and Wales.

Governing Law and Jurisdiction:

This Contract shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

Entire Agreement:

This Contract constitutes the entire agreement between the parties and supersedes all prior agreements, understandings, and negotiations. No variation shall be effective unless agreed in writing and signed by both parties.

Signatures:

CLIENT (OWNER) SIGNATURE

CONTRACTOR SIGNATURE

Signature: _____

Signature: _____

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