

IN-PRres22

Landlords' terms for property repairs

Terms and Conditions of [Property Owner name] applicable to maintenance and property repair contracts

Please note that these terms and conditions are the basis of every contract we make together and are legally enforceable. The detailed instructions for work are not set out in this document, but will be given to you in some other document, in hard or soft

1. Definitions

- “Property” means any property owned or managed
- “Property Owner” means [full name of company or individual] of []
- “Instruction” means a specification for work which you have agreed to do and which is regulated by the terms set out
- “Works” means the work to be done
- “Contractor” means any person who works at
- “Works Surveyor” means a person employed by the Property Owner to supervise

2. The contract

2.1. The people authorised

:

2.1.1 [name 1]

2.1.2 [name 2]

2.2. All Works will be instructed or confirmed in

- 2.3. No change to an
- 2.4. The Property Owner is
- 2.5. The Instruction will specify:
 - 2.5.1 the identity and address ;
 - 2.5.2 the work to be done;
 - 2.5.3 the agreed costs ;
 - 2.5.4 materials and material costs;
 - 2.5.5 date for completion;
 - 2.5.6 effect on any tenant or neighbouring property.
- 2.6. The Contractor may
- 2.7. The Property Owner is not an employer or contractor for the purposes of any statutory tax

3. The Works

- 3.1. If the work is not completed by the specified completion date, or if the Contractor fails to work on an Instruction ,
- 3.2. If that happens, the money paid

4. The Surveyor

4.1. The Property Owner may himself act

4.2. The Surveyor acts

4.3. All Works must be approved by the Surveyor.

4.4.

5. Contractor control and obligations

5.1.

5.2.

5.3.

5.4.

5.5.

5.6.

5.7.

6. Payment

6.1. [28]

6.2. [14]

6.3. [28]

6.4.

7. Statutory obligations

7.1.

7.2.

7.3.

7.4.

7.5.

7.6.

Date: [Date]