



Construction & Renovation Contract (v1.0)

Print on CBW letterhead · page-initial every page · file one signed copy with the client and one in Drive `Legal/<ref>`.

CONTRACT FOR CONSTRUCTION / RENOVATION WORKS

Between:

CEYLON BUILD WORKS (BRN <____>, office <address, Kolonnawa>) — the Contractor

And: <Client full name>, NIC <____>, of <address> — the Client

Dated: ____/____/2026 · Project: <description> · Site: <full address>

1. Scope

Works are exactly those in Quotation Ref CBW-2026-<____> (attached as Annexure 1) — its item table and specifications form part of this contract. Marketing conversations, verbal promises, and sample-room slogans have no contractual force.

2. Consideration

Total contract price: LKR _____ (words: _____), payable per the milestone schedule in the quotation (40 / 30 / 25 / 5). All payments to CBW's bank account or cash against numbered receipts. No payment to any worker at site is recognised.

3. Variations (the only legal path)

Any scope change, material upgrade, or extra visit must be requested in writing (WhatsApp message accepted), priced by CBW within 3 working days, and confirmed by the Client's written "APPROVED" reply referencing the quoted variation price. Work-on-credit for undocumented requests is neither offered nor owed.

4. Client Obligations

Access to site during working hours (06:00–18:00); power and water at point of work from handover of site onwards; protection/notification decisions for belongings; timely decisions on samples within 7 days of presentation. Client-caused delays of > 14 days trigger re-mobilisation terms in §9.

5. Materials

CBW-supplied materials: genuine-source purchases; client may inspect receipts on request. Client-supplied materials: CBW's responsibility ends at faulty installation — material performance guarantees rest with the client's supplier. Storage risk of client materials on site lies with the client unless agreed otherwise in writing.

6. Escalation

Rates firm for 90 days from this contract's date; thereafter the quotation clause C.2 applies (affected-material-only adjustment, receipt-evidenced). Waterproofing-system brands: if a specified brand becomes unavailable, an equivalent-class substitute is offered at the same or better warranty.

7. Programme

Commencing ____/____/2026, substantially complete within <__ days / weeks> of site handover, weather and client-obligation permitting. Progress reports flow via the project WhatsApp group (17:00 daily photo log).



8. Quality & Workmanship Standard

Works executed to accepted Sri Lankan trade practice, manufacturer datasheets for materials used, and the specification notes of Annexure 1 (e.g., plaster 1:5 12 mm; painting = primer + 2 coats; tile lippage within trade tolerance).

9. Delay & Pause

(a) Client-caused suspension: notice in writing; resume within 14 calendar days or a re-mobilisation fee LKR 15,000 applies and the programme shifts day-for-day. (b) Weather/water/power outages: programme shifts day-for-day, no penalty either side. (c) CBW-caused delay > 14 days without justification: LKR 500/day schedule remedy credit to the Client — capped at 10% of contract value.

10. Warranty

12 months workmanship / 6 months waterproofing, from handover sign-off date. Warranty service: reported defects scheduled within 5 working days; warranty excludes misuse, acts of nature, third-party works, and client-supplied material failure. CBW's liability under warranty is limited to the affected work's repair/re-execution.

11. Safety, Possession & Conduct

CBW controls site conduct of its crew (PPE, bodima discipline, neighbours courtesy). Client valuables outside the agreed work zone protect at client's own arrangement. Client is asked not to engage crew privately for any task — all work through CBW only (protects warranty & insurance logic).

12. Termination

Either side: 7 days' written notice (+7-day cure window for cited default). On termination: completed measured work paid at quotation unit rates; unconsumed advances refunded within 14 days; unused client materials returned. Convenience termination by Client untied works: LKR 10,000 demobilisation charge.

13. Dispute Resolution

Good-faith negotiation 14 days → failing which determination by a single arbitrator under the Arbitration Act No. 11 of 1995 of Sri Lanka, seat Colombo, in English/Sinhala/Tamil as agreed. Nothing above prevents interim injunctive relief from a competent court.

14. Force Majeure

Neither party liable for events beyond reasonable control (storms, flooding, national utility failure, civil disturbance), provided prompt notice is given and mitigation attempted.

15. Governing Law & Entire Agreement

Laws of the Democratic Socialist Republic of Sri Lanka. This contract + Annexure 1 (quotation) + Annexure 2 (site photos/measure log) are the entire agreement.



Signatures

	Contractor (M1 — for CBW)	Client
Full name		
NIC		
Signature	_____	_____
Date	/ / 2026	/ / 2026

Witnesses: 1) Name _____ NIC _____ Sign _____ 2) Name _____ NIC _____ Sign _____

Three copies made: Client / CBW office file / Drive `Legal/Contracts/<ref>` scan.