

UKUSEBENZISA ISIVUMELWANO SOKWAKHA



HOAP

ICEBISO KUBANINI-ZINDLU INCWADANA YOLWAZI





Kutheni ufuna isivumelwano?

Ekuqaleni kweprojekthi yokwakha, sobabini umnini kunye nomnini khontraktha kufuneka baqiniseke ngento abagqibe kuyo. Isivumelwano esisayiniweyo sisiqinisekiso esisesikweni esiba luncedo ethubeni xa kuvela ukungavisisani. Yinto eyohlala ihleli ebhaliweyo yoko bekuvunyelwene ngako.



Zinto zini ezisisiseko kwisivumelwano?

- Amaqela omabini kufuneka abe kanti avumelekile ngokwasemthethweni ukuba azibophelele kwikhontrakthi. Oku kuthetha ukuba makabe nama 21 eminyaka ubudala nangaphezulu kwaye kufuneka abe kanti akuqonda ngokupheleleyo okuthethwa yikhontrakthi.
- Iziphumo ezilindelekileyo (iinjongo) zekhontrakthi kufuneka zibe semthethweni kananjalo zibe nokuphumezeka.
- Akukho nalinye iqela ekufuneka linyanzelisewe ukuba lisayine ikhontrakthi. Iqela ngalinye malusonwabele isivumelwano.



Ingaba kufuneka sibhalwe?

- Ingasisivumelwano esibhaliweyo okanye esithethwa ngomlomo.
- Xa isivumelwano singabhalwanga kusoloko kunzima kambe ukuthi thaca ubungqina besivumelwano xa kusithi gqi iingxaki.
- Isivumelwano esibhaliweyo singanceda ethubeni xa kusonjululwa imbambano.
- Xa isivumelwano sibhaliwe unakho ukusisebenzisa nje ngesikhokhelo somsebenzi ofanelwe ukwenziwa. Amaqela angamana ezikhumbuza ngokujonga kwisivumelwano xa kuyimfuneko oko.



Ngobani la maqela kwisivumelwano?

- Abantu abenza isivumelwano babizwa ngokuba ngamaqela, umzekelo umnini kunye nomnini nomakhi.
- Iqela lisenokuba liqumrhu elithile labantu. Kwiimeko ezinjalo ke, iqela elo kufuneka linike imvume ebhaliweyo kumntu omnye okanye ababini ukuba basayine.
- Angamabini nangaphezulu amaqela angena kwisivumelwano.



Ukusayina isivumelwano

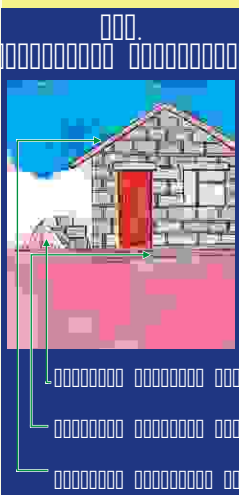
Isivumelwano sibasemthethweni xa sisayiniwe. Isivumelwano esisayiniweyo sithetha ukuba uyayiqonda kwaye uyavumelana naso. Iqela ngalinye kunye namangqina babhala amagama abo kwiphepha ngalinye lesivumelwano kunye nawo onke amaxwebhu adityanise (umzekelo iiplani zokwakha kunye nenkqubo). Amangqina awanaluxanduva namalungelo kwisivumelwano. Basayina nje ngobungqina bokuba amaqela abandakanyekayo ngokwenene asisayinile isivumelwano.

Ukuhlawula ngokwesivumelwano

Isivumelwano sokwakha ingasesokwenza umsebenzi nje kuphela okanye ibe sesokwenza izinto zonke ezinxulumene nokugqitywa komsebenzi. Isivumelwano sokwenza umsebenzi wonke sibizwa lump sum.

Esi sivumelwano siyilump sum siquka wonke umsebenzi, abasebenzi, izixhobo zokwakha kunye nezivumelwano zabafakela umbane, nabatywini bemibhobho yamanzi esendlwini. Abakhi abenza wonke umsebenzi ngokwayo (lump sum) banika umnini ukhuseleko olunamandla kuba naluphi na ubambezeleko okanye iingxaki ezivelayo ziluxanduva lomakhi.

Akukhathaliseki nokuba sesiphi isivumelwano sokwakha osikhethileyo, nakanjani na kufuneka sicacise gca ukuba nguwuphi na umsebenzi oza kwenziwa ugqitywe ngumakhi phambi kokuba kwenziwe intlawulo. Phambi kokuba umhlawule umakhi, qiniseka ukuba umsebenzi ugqityiwe kwaye wanelisekile ngumgangatho womsebenzi.



ELONA CEBO LILILO LELE

- Bhala isivumelwano uze apho kuyo ubandakanye zonke iinkcukacha kangangoko unako.
- Musa ukusayina nokuba loluphi na uxwebhu ukuba akuqinisekanga ngento ethethwa kuxwebhu olo.
- Musa ukubhatala phambi kokuba umsebenzi wenziwe.
- Cela ukuba ucetyiswe xa ungaqinisekanga.



AMACEBISO:

Ukwakha indlu okanye ukuphucula indlu yakho kuba lula ngamanye amaxesha xa uzibandakanya namaqela athile. Iqela elo lingakunceda ngokukuxelela ngabakhi abathembekileyo kunye neendawo onokufumana kuzo izixhobo zokwakha ezitsha nezakha zasebenza.

Iqela elo lingakunceda ngokukunika ikontrakthi onokuyisebenza ukwenza isivumelwano esibhaliweyo sakho nomakhi.

Kubalulekile ukuba isivumelwano ibe sesibhaliweyo, nokuba iqela elo ukulo alinaso isivumelwano nanokuba umakhi lowo udume ngosebenzi omhle.

Ukuba kukho iofisi yeHousing Support Centre kwingingqi ohlala kuyo bangakunceda ngeengcebiso ngesivumelwano nomakhi.



Omawukwenze xa kukho imbambano

Kwisivumelwano ekungavisiswaniyo kuthiwa yimbambano. Kubalulekile ukuba nivumelane ngomakwenziwe xa kukho ukuphikisana phambi kokuba kwenzekwe oko. Ukuba usebenzisa umakhi obhaliswe okanye olilungu le National Home Builders Registration Council (NHBRC) unakho ukuncedakala xa ningavisisani. Fowunela kwinombolo yefowuni yabo efelefele engu 0800200824,ucele uncedo.

Ukuba umakhi wakho akabhaliswanga kwi NHBRC usengalufumana uncedo kwi Housing Consumer Protection Trust. Bafowunele kwinombolo ye fowuni yabo efelefele u 0800111663.

Ukuba umakhi wakho lilungu le Masters Builders Association, ungacela uncedo kulo mbutho .I Arbitration Foundation of Southern Africa ngumbutho ongahlawulwayo onokufumana kuwo uncedo xa ubhala ikhontrakthi okanye xa kuvela ukungavisisani phakathi kwakho nomakhi wakho. Umbutho I Association of Arbitrators wona ngowokusingatha imicimbi yokuphikisana xa kusakhiwa, kodwa ke bayafumaneka e Gauteng kuphela.

Iinombolo yefowuni ezingadweliswanga apha ,zijonge kwincwadi yeefowuni.



Iinkcukacha emazifakwe kwikhontrakthi yokwakha

Iikhontrakthi ichaza amalungelo noxanduva lweqela ngalinye. Quka zonke iinkcukacha kangangoko unako ,uqinisekisa ukuba amalungelo noxanduva lweqela ngalinye acacile. Quka noku kulandelayo:

- Igama nedilesi yeqela ngalinye;
- Inkcazo ecacileyo kwaneenkukacha zomsebenzi wokwakha ofanele ukuba ugqitywe;
- Amaxabiso ezinto ezinje ngematerial, abasebenzi ekufuneka befuniwe;
- Ixesha eqale ngalo ikhontrakthi yokwakha;
- Ixesha lokugqitywa kweprojekthi iyonke okanye inqanaba le projekthi;
- Intlawulo izakwenziwa nini, phi,njani;
- Ngubani omsebenzi wakhe ikuku-odola impahla zokwakha kwanezixhobo zokwakha;
- Ngubani oza kujongana neengxaki ezivela emva kokuba umsebenzi wokwakha sele ugqityiwe;
- Lungenziwa njani utshintsho kwikhontrakthi;
- Kuza kwenzeka ntoni xa elinye lamaqela lingafezikisi uxanduva elizibophelele kulo;
- Ziza kusonjululwa njani iimbambano xa zivela (umzekelo ngubani onokucelwa ukuba ancede xa kunokuvela ukungavisisani);
- Indlela yokuphelisa ikhontrakthi xa elinye iqela lifumanisa ukuba akuqhutywa ngokwesivumelwano.



JONGA NEZINYE IINCWADANA EZINGO :



- Kutwabeka indlu (plastering)
- Ukuphucula indlu yakho, ukwenza utshintsho nokuyongeza

Cordaid



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