



Operating Agreement

1. Homeplus Vergola [Vergola ACT & Southern NSW] operates under the guidelines of the Building Code of Australia, employing qualified tradespeople for all works. The Vergola roof itself is Development Approval exempt if certain requirements are met.
 - a. ACT requirements available [ACTPLA](#)
 - b. NSW requirements [NSW Planning Portal](#)

Building Approval (BA) for the purposes of obtaining a Certificate of Occupancy/Use will be required from a local authority.

Homeplus Vergola [Vergola ACT & Southern NSW] will not be held responsible for any issues arising in future should the Client choose not to seek Building Approval at time of construction.

2. All works to be completed by the Client (as outlined in the Scope of Works, or 'Extra') must be completed prior to our installation team arriving on site – unless otherwise agreed.
3. Our team will endeavour to keep the work site clear, clean and tidy during and after the build has been completed.

It is recommended that the Client move or cover any outdoor furniture/pools etc to prevent any potential damage or rusting from swarth.

4. The Vergola installation team will take every care to minimise any damage to the surface protection of all metalwork, however minor scratches may occur during installation which may require minor touch up by our team on site, with a suitable colour of touch up paint.
5. Any extra works requested or not listed in the Scope of Works, will be charged at a rate of "materials +30%" and \$85/hour per worker.
6. Additional electrical work outside of the Scope of Works will be completed by the Client or completed by a subcontractor organised by Homeplus Vergola with the client covering the additional cost.
7. All invoices are to be paid within 7 days of the completion of the works as outlined in the scope of works. Outstanding balances may also incur an additional administration charge. Commissioning may occur and remote controls released once final payment has cleared.

8. Whilst the Vergola louvre roof offers very good rain protection amongst many other benefits, the roof is not 100% waterproof.
There may be water drops through the louvres in heavy or driving rain or potential splashing from the guttering during rain.
9. Immediately after installation, there may be small gaps between the louvres. This is normal and the Vergola louvres require a bedding in period. Over time the louvres will settle into one another and the gaps will reduce.
10. Stormwater from the Vergola roof will drain faster and more readily from an outlet (nozzle) through the bottom of the guttering. An outlet positioned on the back/side of the gutter will slow the drainage and cause potential back-ups. This could lead a small amount of water resting in the gutter and causing splashing over the gutter.
Homeplus Vergola [Vergola ACT & Southern NSW] highly recommends that the drainage for the roof be installed through the bottom of the gutter.