

TABLE OF CONTENTS

<i>Publisher's Acknowledgements</i>	vii
<i>Preface to the Tenth Edition</i>	ix
<i>Table of Cases</i>	xxi
<i>Table of European Cases</i>	clxi
<i>Table of Statutes</i>	clxv
<i>Table of Statutory Instruments</i>	clxxv
<i>Table of Civil Procedure Rules</i>	clxxxii
<i>Table of European Legislation</i>	clxxxv
<i>Table of References to the JCT Standard Form of Building Contract</i>	clxxxvii
<i>Table of References to the Infrastructure Conditions of Contract</i>	cxev
Chapter 1 THE NATURE OF A CONSTRUCTION CONTRACT	
1. Introduction	1-001
2. The Persons Concerned in a Construction Contract	1-003
3. Contract Documents	1-015
4. Contractual Arrangements	1-023
5. A Typical Construction Operation—Traditional Procedure	1-029
6. Design and Build Contracts	1-034
7. Management and Construction Management Contracts	1-044
8. Contracts with Financial and Operating Obligations	1-045
9. Partnering	1-047
10. Smaller Works Contracts	1-050
11. Dispute Resolution	1-052
Chapter 2 FORMATION OF CONTRACT	
1. Elements Of Contract	2-001
2. Offer And Acceptance	2-002
(a) Invitation to tender	2-002
(b) Tender	2-005
(c) Letters of intent	2-010
(d) Estimates	2-013
(e) Standing offers	2-014
(f) Rejection of offer	2-016
(g) Revocation or lapse of offer	2-017
(h) Acceptance	2-019
(i) Essential terms	2-027
(j) Subject to contract	2-029
(k) Certainty of terms	2-031
(l) Agreement to negotiate	2-041
(m) Negotiations after contract	2-045
(n) Acceptance by conduct	2-047
(o) Communication of acceptance	2-049
(p) Notice of terms	2-053
(q) Course of dealing	2-055
3. Formalities of Contract	2-058
(a) Contracts requiring writing	2-059
(b) Deeds	2-063
4. Capacity of Parties	2-064
(a) Minors (or infants)	2-065
(b) Corporations and companies	2-066

(c) Contracts by local authorities	2-067
(d) Government contracts	2-068
(e) Partnerships	2-069
(f) Unincorporated associations	2-070
Chapter 3 CONSTRUCTION OF CONTRACTS	
A. Construction of Contracts	3-001
1. Expressed Intention	3-003
(a) Extrinsic evidence not normally admissible	3-005
(b) When extrinsic evidence is admissible	3-014
2. Rules of Construction	3-029
3. Alterations	3-050
4. Implied Terms	3-051
(a) Statutory implication	3-052
(b) Implication at common law	3-055
(i) Implication to make contract work	3-056
(ii) Implication of "usual" terms—employer	3-062
(iii) Implication of "usual" terms—contractor	3-071
(iv) Implication of "usual" terms—long-term contracts	3-085
5. Construction of Deeds	3-088
6. The Value of Previous Decisions	3-089
B. Risk, Indemnity and Exclusion Clauses	3-091
1. Risk Clauses	3-098
2. Indemnity Clauses	3-099
3. Exclusion Clauses	3-104
4. Legislation Affecting Exclusion and Limitation Clauses	3-109
5. Unfair Contract Terms Act 1977	3-110
Chapter 4 THE RIGHT TO PAYMENT AND VARIED WORK	
A. The Right to Payment	4-001
1. Lump-sum Contracts	4-002
(a) Entire contracts	4-004
(b) Substantial performance	4-016
(c) Non-completion	4-020
2. Contracts other than for a Lump Sum	4-027
3. Quantum Meruit	4-031
B. Varied Work	4-043
1. What is Extra Work?	4-044
(a) Lump-sum contract with work widely defined	4-045
(b) Lump-sum contract with work exactly defined	4-048
(c) Measurement and value contracts	4-052
(d) Other common features	4-055
2. Agent's Authority	4-061
3. Payment for Extra Work	4-065
4. Rate of Payment	4-084
5. Appropriation of Payments	4-088
Chapter 5 EMPLOYER'S APPROVAL AND ARCHITECT'S CERTIFICATES	
A. Employer's Approval	5-001
B. Architect's Certificates	5-008
1. Types of Certificate	5-008
2. Certificates as Condition Precedent	5-023
3. Recovery of Payment Without Certificate	5-028
4. Binding and Conclusive Certificates	5-038

5. Attacking A Certificate	5-049
(a) Not within the architect's jurisdiction	5-050
(b) Not properly made	5-054
(c) Disqualification of the certifier	5-062
(d) Effect of an arbitration clause	5-070
Chapter 6 EXCUSES FOR NON-PERFORMANCE	
1. Inaccurate Statements Generally	6-001
2. Misrepresentation—Before 1964	6-006
3. Negligent Misstatement	6-018
4. Misrepresentation Act 1967	6-019
5. Collateral Warranty	6-037
6. Death	6-047
7. Frustration and Impossibility	6-051
8. Illegality	6-071
9. Economic Duress	6-082
10. Default of Other Party	6-086
(a) Repudiation generally	6-086
(b) Repudiation by contractor	6-113
(c) Repudiation by employer	6-123
(d) Party cannot rely on own wrong	6-136
Chapter 7 NEGLIGENCE, ECONOMIC LOSS, LIABILITY TO THIRD PARTIES AND NUISANCE	
1. Introduction	7-001
2. Liability for Physical Damage	7-005
3. Liability for Economic Loss	7-021
4. Specific Categories of Negligence	7-055
(a) Negligent misstatement	7-055
(b) Possible further categories	7-080
5. Liability to Third Parties and Nuisance	7-081
(a) Who is liable?	7-082
(b) Where fire is negligently caused on the site by the contractor in performance of the contract and spreads, causing damage	7-086
(c) Nuisance from building operations	7-087
Chapter 8 DELAY AND DISRUPTION CLAIMS	
1. Introduction	8-001
2. Time for Completion	8-003
(a) Express completion date	8-003
(b) Time of the essence	8-005
(c) Reasonable time to complete	8-012
3. Extension of Time	8-017
(a) Purpose of extension of time clauses	8-017
(b) Grounds for an extension of time	8-022
(c) Concurrent causes of delay	8-025
(d) Procedure, notice provisions and conditions precedent	8-030
4. Delay Analysis	8-045
(a) Different techniques	8-045
(b) Base line programme	8-059
(c) As-built programme	8-060
(d) Critical path analysis	8-061
(e) Primacy of the factual investigation	8-063
5. Disruption Claims	8-064
(a) Definition	8-064

(b) Causes of disruption	8-065
(c) Proof of disruption	8-073
Chapter 9 FINANCIAL RECOVERY AND CAUSATION	
1. Principles Upon Which Damages are Awarded	9-001
2. Various General Considerations	9-026
3. Contractor's Claims	9-044
(a) Claims under the express provisions of the building contract	9-044
(b) Types of claim	9-046
(c) Contractor's claims for breach of contract	9-058
(d) Global claims	9-064
4. Employer's Claims	9-067
(a) Claims under the express provisions of the building contract	9-067
(b) Claims for breach of contract	9-068
5. Causation and Concurrent Causes	9-088
Chapter 10 LIQUIDATED DAMAGES AND PENALTIES	
1. Generally	10-001
2. Defences to Claim for Liquidated Damages	10-008
(a) Agreed sum is a penalty	10-008
(b) Omission of date in contract	10-030
(c) Waiver	10-031
(d) Final certificate	10-032
(e) Employer causing delay	10-033
(f) Breach of condition precedent by employer	10-037
(g) Extension of time	10-038
(h) Rescission or determination	10-039
Chapter 11 DEFAULT OF THE PARTIES—VARIOUS MATTERS	
1. Forfeiture Clauses	11-001
(a) The nature of forfeiture clauses	11-002
(b) The mode of forfeiture	11-003
(c) Employer's default	11-008
(d) Effect of forfeiture	11-009
2. Materials and Plant	11-015
(a) Ownership of materials and plant	11-015
(b) Vesting clauses	11-021
3. Lien	11-027
4. Defects and Maintenance Clauses	11-028
(a) Meaning of terms	11-029
(b) Investigation for defects	11-030
(c) Notice is required	11-032
(d) Alternative claim in damages	11-033
(e) Indemnity	11-034
(f) Liability after expiry of period	11-035
5. Guarantees and Bonds	11-037
(a) Guarantees	11-037
(b) Bonds	11-050
6. Claim for Breach of Confidence	11-060
Chapter 12 VARIOUS EQUITABLE DOCTRINES AND REMEDIES	
1. Estoppel	12-001
2. Waiver	12-005
3. Variation and Rescission	12-012

4. Rectification	12-015
5. Specific Performance	12-027
6. Injunction	12-031
Chapter 13 ASSIGNMENTS, SUBSTITUTED CONTRACTS AND SUB-CONTRACTS	
1. Assignments	13-001
(a) Assignment by contractor of burden	13-002
(b) Assignment by contractor of benefit	13-008
(c) Assignment by employer of burden	13-029
(d) Assignment by employer of benefit	13-030
2. Substituted Contracts	13-042
3. Sub-contractors	13-044
(a) Liability for sub-contractors	13-044
(b) Relationship between sub-contractors and employer	13-046
(c) Prime cost and provisional sums	13-055
4. Nominated Sub-contractors and Nominated Suppliers	13-056
(a) Delay in nomination	13-057
(b) Problems inherent in nomination	13-058
(c) Express terms of main contract	13-059
(d) Implied terms of main contract	13-063
(e) Repudiation by nominated sub-contractor	13-076
(f) Protection of employer	13-079
5. Relationship Between Sub-contractor and Main Contractor	13-084
Chapter 14 ARCHITECTS, ENGINEERS AND SURVEYORS	
1. Introduction	14-001
2. Meaning and Use of the Term "Architect"	14-002
3. Registration	14-003
4. The Position of the Architect	14-012
(a) The contract with the employer	14-012
(b) Architects' authority as agent	14-017
(c) Excess of authority by architect	14-024
(d) Architects' personal liability on contracts	14-031
(e) Fraudulent misrepresentation	14-033
(f) Misconduct as agent	14-036
(g) Architects' duties to the employer	14-042
(h) Architects' duties in detail	14-058
(i) To advise and consult with the employer on law and practice	14-060
(ii) To examine the site, sub-soil and surroundings	14-064
(iii) To consult with and advise the employer as to the proposed work	14-065
(iv) To prepare sketch plans and a specification with an estimate	14-066
(v) To elaborate and, if necessary, modify or amend the plans	14-070
(vi) To consult with and advise the employer as to obtaining tenders	14-075
(vii) To supply the builder with such further drawings and instructions and supervise the work	14-080
(viii) To perform their duties to the employer and generally to act as the employer's agent	14-096
(i) Breach of architects' duties to employer	14-099
(j) Duration of architects' duties	14-107
(k) Remuneration	14-111

(l) The architects' lien	14-121
(m) Property in plans and other documents	14-123
(n) Copyright in plans and design	14-126
(o) Architects' duties to contractors and others	14-135
5. Engineers and Others	14-144
6. Quantity Surveyors	14-149
(a) Surveyors' duties generally	14-149
(b) Architects' authority to engage quantity surveyor	14-152
(c) Surveyors' duties to employer	14-156
(d) Remuneration	14-159
(e) Duties to contractor and others	14-161
Chapter 15 PUBLIC PROCUREMENT	
1. European Union Legislation	15-001
(a) Introduction	15-001
(b) Outline of new legislation	15-004
(c) New procurement directives	15-007
(d) Enforcement	15-015
(e) Defence and security	15-016
(f) Applicability of the PCR 2006 and the PCR 2015	15-019
(g) Domestic legislation	15-062
(h) Procedures for the award of public contracts	15-074
(i) The basis for the award of public contracts	15-085
(j) Utilities	15-113
(k) Litigation	15-116
2. Common Law Remedies Relating to Public Procurement	15-170
3. Local Government Procurement Legislation	15-174
Chapter 16 VARIOUS LEGISLATION	
1. Defective Premises Act 1972	16-001
2. Control of Pollution Act 1974 and Environmental Protection Act 1990	16-014
3. Limitation Act 1980 and Latent Damage Act 1986	16-023
4. Building Act 1984 and the Building Regulations	16-046
5. Insolvency Act 1986	16-055
(a) Insolvency generally	16-055
(b) Stay of proceedings—winding up by the court	16-060
(c) Insolvency of contractor	16-062
(d) Insolvency of employer	16-076
6. Party Wall, etc. Act 1996	16-079
(a) Party walls and party structures	16-081
(i) Party walls	16-082
(ii) Party fence walls	16-083
(iii) Party structures	16-084
(iv) Boundary walls	16-085
(b) Building owners and adjoining owners	16-086
(c) Serving of notices	16-087
(d) The works permitted by the Act	16-089
(i) Where there is no existing party wall or party fence wall	16-090
(ii) Where there is an existing party structure	16-093
(iii) Work within six metres of other buildings/structures	16-096
(e) Dispute resolution under the Act	16-097
(i) The agreed surveyor procedure	16-099
(ii) The three-surveyor procedure	16-100

(iii) The award	16-102
(f) Remedies	16-105
(i) Challenging the award—appeal	16-105
(ii) Challenging the award—invalidity	16-106
(iii) Remedies where works are not carried out in accordance with the Act	16-107
(g) Rights and obligations incidental to the works	16-109
(h) Capacity and liability of surveyors	16-113
Chapter 17 ARBITRATION AND ADR	
1. Alternative Methods of Dispute Resolution	17-001
2. Arbitration	17-007
3. What is an Arbitration Agreement?	17-011
4. Jurisdiction of the Arbitrator	17-022
5. Disqualification for Bias	17-045
6. Ousting the Jurisdiction of the Court	17-049
7. The Right to Insist on Arbitration	17-054
8. Arbitration Procedure	17-072
9. Control by the Court	17-098
10. International Arbitration under the ICC Rules	17-127
11. Mediation	17-147
12. Dispute Boards	17-174
Chapter 18 THE HOUSING GRANTS, CONSTRUCTION AND REGENERATION ACT 1996	
1. Introduction	18-001
2. Overview	18-007
3. Adjudication Under Statute	18-021
4. The Approach to Adjudication	18-024
5. Adjudication Procedure	18-030
6. Enforcement of the Adjudicator's Decision	18-056
7. Grounds for Opposing Enforcement	18-065
8. Challenging an Adjudicator's Decision	18-100
9. Payment	18-104
10. Right to Suspend Performance	18-114
11. Pay-When-Paid Clauses	18-117
Chapter 19 LITIGATION	
1. Introduction	19-001
2. Features of Construction Contract Litigation	19-002
3. Pre-action Protocol and Mediation	19-003
(a) Pre-action protocol for construction and engineering disputes	19-003
(b) Mediation	19-010
(i) Introduction	19-010
(ii) Consequences of failing to mediate	19-013
(iii) Mediation costs recoverable by the parties	19-015
4. Technology and Construction Court Judges	19-016
5. County Court Jurisdiction	19-026
6. Statements of Case	19-030
(i) Statements of case	19-031
7. Particular Pleadings	19-039
8. Contractor's "Claims"	19-049
9. Scott Schedule	19-055
10. Preparation for Trial	19-069
(a) Preparation of evidence	19-070

(b) Disclosure and inspection of documents	19-088
(c) Preliminary point	19-097
(d) Plans, photographs, models, mechanically recorded evidence	19-100
(e) View	19-101
(f) Settlement of actions	19-106
11. Set-off and Counterclaim	19-107
12. Summary Judgment and Interim Payment	19-119
13. Interest	19-129
14. Costs	19-139
(a) Costs are discretionary	19-146
(b) Summary assessment of costs	19-150
(c) Notice to admit facts	19-151
(d) Payment into court and offers to settle	19-152
(e) Written offers	19-153
(f) Costs where there are cross-claims	19-159
Chapter 20 THE JCT STANDARD FORM OF BUILDING CONTRACT (2011 EDN))	
A. Introduction	20-001
B. 2011 Form: Introductory	20-008
C. 2016 Form: New Provisions	20-009
D. 2005 Form: key features	20-010
E. 2011 Form: Structure and Layout	20-013
F. 2011 Form: changes since 2005 Form	20-017
G. 2011 Form: Amendments	20-021
Articles of Agreement	20-022
Conditions	20-039
1 Definitions and Interpretation	20-039
2 Carrying Out the Works	20-069
3 Control of the Works	20-211
4 Payment	20-278
5 Variations	20-375
6 Injury, Damage And Insurance	20-394
7 Assignment, Third Party Rights And Collateral Warranties	20-448
8 Termination	20-467
9 Settlement of Disputes	20-523
Schedules	20-562
Chapter 21 THE INFRASTRUCTURE CONDITIONS OF CONTRACT, 2014 EDN	
A. Introduction	21-001
B. The New ICC Conditions	21-009
1. Definitions and Interpretation	21-009
2. Governing Law, Communications and Jurisdiction	21-016
3. Assignment and Subcontracting	21-021
4. The Contract and Provision of Information	21-026
5. The Engineer	21-038
6. Responsibility of Parties	21-052
7. Nominated Sub-contractors and Direct Contractors	21-063
8. Risk	21-070
9. Programme and Time for Completion	21-105
10. Performance and Completion	21-117
11. Measurement, Valuation and Payment	21-135
12. Changes to the Works and Valuation	21-151

13. Additional Payment and Final Account	21-162
14. Force Majeure	21-170
15. Termination for Default	21-174
16. Contractor's Equipment and Materials	21-189
17. Insurances	21-193
18. Bonds and Securities	21-205
19. Resolution of Disputes	21-209
20. BIM	21-218
C. Supplementary Clauses	21-220
21. Milestones	21-220
22. Sustainability	21-220
23. Employer Furnished Materials	21-220
24. Other Supplementary Clauses	21-220
Chapter 22 THE FIDIC STANDARD FORMS	
1. Introduction	22-001
2. General Provisions	22-009
3. The Employer	22-010
4. The Engineer	22-012
5. The Contractor	22-013
6. Time for Completion of the Works	22-014
7. Payment for the Works	22-016
8. Unforeseen Physical Conditions	22-017
9. Contractual Termination	22-018
10. Tiered Dispute Resolution	22-019
Chapter 23 NEC3 CONTRACT	
1. Introduction	23-001
2. General	23-012
3. The Contractor's Main Responsibilities	23-087
4. Time	23-118
5. Testing and Defects	23-167
6. Payment	23-202
7. Compensation Events	23-309
8. Title	23-444
9. Risk Allocation And Insurance	23-460
10. Termination	23-497
11. Dispute Resolution	23-536

APPENDICES

Appendix A

THE HOUSING GRANTS, CONSTRUCTION AND REGENERATION ACT
1996 AS AMENDED BY THE LOCAL DEMOCRACY, ECONOMIC
DEVELOPMENT AND CONSTRUCTION ACT 2009

Appendix B

THE SCHEME FOR CONSTRUCTION CONTRACTS (ENGLAND AND
WALES) REGULATIONS 1998, AS AMENDED

Index page 1187