

ISSAKA NDEKUGRI  
MICHAEL RYCROFT

SECOND EDITION

# THE JCT 05 STANDARD BUILDING CONTRACT LAW AND ADMINISTRATION



# The Jct 05 Standard Building Contract Law Administration

**Issaka Ndekugri, Michael Rycroft**



## **The Jct 05 Standard Building Contract Law Administration:**

The JCT 05 Standard Building Contract Issaka E. Ndekugri, Michael E. Rycroft, 2009 This title helps clarify complex areas of the JCT 05 standard building contract making it an essential reference for professionals seeking to update their knowledge. The book works through the contract issues thoroughly yet clearly using case law examples to demonstrate the latest amendments in regards to the Construction Act.

The JCT 05 Standard Building Contract Issaka Ndekugri, Michael Rycroft, 2012-05-23 The Joint Contracts Tribunal's JCT Standard Form of Building Contract one of the most common standard contracts used in the UK to procure building work is updated regularly to take account of changes in legislation and industry practice and relevant court decisions from litigation. The JCT 05 Standard Building Contract Law and Administration is a second edition to the authors' earlier award-winning The JCT98 Building Contract Law and Administration and clarifies complex issues surrounding obligations and rights under the contract. This makes it an essential reference for construction professionals, employers, contractors, and lawyers new to construction seeking to update and consolidate their knowledge. The book also provides the knowledge and understanding of the contract which are a fundamental part of the education of most students who go on to become managers and leaders in the construction industry. It thoroughly works through the provisions of the contract in simple language using case law examples and relevant statute to demonstrate approaches to its interpretation.

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The JCT 05 Standard Building Sub-Contract Peter Barnes, 2008-04-15 Although the majority of construction work these days is carried out by sub-contractors, there are surprisingly few books dealing with building sub-contracts and the related law. This book provides a much welcomed guide to the new 2005 JCT Standard Building Sub-Contract SBCSub and SBCSub D which is likely to be the regular sub-contract form used by contractors when letting works under the radically revised 2005 JCT Standard Building Contract. Peter Barnes, who has over 30 years' experience of contractor-sub-contractor relationships, provides a clause-by-clause commentary on the sub-contract highlighting practical issues and considering relevant case law.

The book will be of interest not only to sub contractors and main contractors but also to other construction professionals and lawyers who need an understanding of the contractual relationship and allocation of risk between contractors and sub contractors. The Author Peter Barnes MSc Construction Law and Arbitration DipICarb FCIOB FCI Arb MRICS is a Chartered Arbitrator a registered adjudicator and a CI Arb trained mediator. He has been actively involved in the construction industry for almost 30 years and has a wide experience of many types of construction work including building both new build and refurbishment civil engineering and mechanical and electrical installations. He spent many years working for main contractors undertaking both surveying and management roles and during that time he has administered and settled a multitude of sub contract accounts on a variety of different contracts. His experience with sub contracts covers both simple and complex contracts and has involved detailed examination of contractual entitlements. His practical background has led to an in depth understanding of the allocation of risks in contractor sub contractor relationships. Since becoming a consultant Peter Barnes has represented many parties in both adjudications and arbitrations has acted as an expert witness in respect of both liability and quantum and has been appointed as adjudicator by both the Chartered Institute of Arbitrators and the Construction Industry Council. His wide experience base has led to him being appointed to the committees of the Chartered Institute of Building Eastern Branch the Chartered Institute of Arbitrators East Anglia Branch and the Institution of Civil Engineering Surveyors Anglia and Central Branch. Also of interest The Law Management of Building Subcontracts Second Edition John McGuinness 1 4051 6102 7 978 14051 6102 2 The JCT Intermediate Building Contracts Third Edition David Chappell 1 4051 4049 6 978 14051 4049 2 The JCT Minor Works Building Contracts 2005 Fourth Edition David Chappell 1 4051 5271 0 978 14051 5271 6 The NEC 3 Engineering and Construction Contract Second Edition Brian Egleston 0 6320 5386 0 978 06320 5386 5 Building Contract Casebook Fourth Edition Michael Furmston 1 4051 1881 4 978 14051 1881 1 One Hundred and Fifty Contractual Problems and their Solutions Second Edition Roger Knowles 1 4051 2070 3 978 14051 2070 8 Cover design by Workhaus

Architect's Legal Handbook Anthony Speaight, 2010-05-14 Architect's Legal Handbook is the most widely used reference on the law for architects in practice and the established leading textbook on law for architectural students. The ninth edition includes all the latest development in the law that affect an architect's work and comprehensive coverage of relevant UK law topics. Most significantly the chapter on the JCT contracts has been completely revised to cover the 2005 update. Contributions by the foremost legal and architectural experts in the UK. Full coverage of the JCT 2005 update. New chapter on procurement. Selected bibliography provides useful references to further reading. Tables of Cases Statutes and Statutory Instruments provide full referencing for cited cases. Architect's Legal Handbook is the essential legal reference work for all architects and students of architecture.

**Contractual Procedures in the Construction Industry** Allan Ashworth, 2013-09-13 Fully updated to take into account recent legislation this book provides a sound basis for students. It gives them an understanding of the principles involved in contractual and procurement arrangements in the

construction industry      **The Law of Construction Disputes** Cyril Chern,2016-04-04 Now in a fully updated second edition The Law of Construction Disputes is a leading source of authoritative and detailed information on the whole area of construction law including contracts and their performance third parties pursuing claims and dispute resolution It covers the construction dispute process by analysing the main areas from which disputes arise up to date case law and how to effectively deal with construction project disputes once they have arisen This edition expands on advanced practitioner issues as well as the emerging law of construction disputes on an international basis and gives the practitioner all the case law needed in one concise volume The book examines the methods and methodology of construction law not only for a common law context but also under other legal systems Readers will be guided through the various international contract formats governing construction alongside applicable case law Additionally they will be shown the correct contract provisions and forms used to prevent disputes from escalating in order to reach successful conclusions without litigation Including expert advice and many relevant reference materials this book is an extremely helpful guide to legal practitioners and construction professionals      *Remedies in Construction Law* Roger ter Haar,Camilla Ter Haar,2024-12-27 Remedies in Construction Law brings together various well established strands of the law and considers practical remedies for breach of contract and tort in connection with construction projects The third edition brings the text up to date with significant new cases in respect of duress force majeure and liquidated damages It also features new content on retention clauses remedies associated with Grenfell Tower type cladding bonds and variation clauses This book continues to be a vital reference to lawyers and construction professionals seeking specialist insight into how remedies function in the construction sector      **Galbraith's Building and Land Management Law for Students** Michael Stockdale,Rebecca Mitchell,Stephen Wilson,Simon Spurgeon,Russell Hewitson,Mick Woodley,2010-12-30 Ideal for first year Undergraduate students taking law modules on Construction Surveying Planning and Engineering courses Galbraith's Building and Land Management Law for Students is an excellent overview of the key legal issues in the construction industry Clearly written and wide ranging coverage of key legal principles by construction lecturers and professionals this textbook highlights the need for students on construction related courses to access information on how the law relates to them without getting into the dry heavy detail of the full scale legal texts This sixth edition has been fully updated and covers the latest JCT Standard Form Building Contract requirements and key EU directives including Corporate Manslaughter Employment Law Tenant Planning Law regulations and Health and Safety acts      *Construction Contracts* Will Hughes,Ronan Champion,John Murdoch,2007-09-21 The fourth edition of this unparalleled text has been thoroughly revised to provide the most up to date and comprehensive coverage of the legislation administration and management of construction contracts Introducing this topic at the core of construction law and management this book provides students with a one stop reference on construction contracts Significant new material covers procurement tendering developments in dispute settlement commentary on all key legislation case law and contract

amendments up to July 2007 In line with new thinking in construction management research this authoritative guide is essential reading for every construction undergraduate and an extremely useful source of reference for practitioners

**Construction Law** Jim Mason, 2016-04-14 This innovative book provides a thorough and comprehensive guide to construction law by blending together black letter law and socio legal approaches This mixed methodology makes an ideal introduction to the subject for those studying to enter the Architecture Engineering and Construction AEC Industry in a professional capacity Designed to equip the student with all they need to know about construction law the topics covered include The fundamentals of law and the English legal system Contract business tort and property law Procurement subcontracting and partnering Building Information Modelling and best practice Dispute resolution including mediation arbitration litigation and adjudication The books suitability for study is enhanced by its logical structure chapter summaries and further reading lists whilst the role of law in achieving a more collaborative and less confrontational AEC industry is examined in detail Construction Law From Beginner to Practitioner takes the reader on a journey from basic legal concepts through to a more detailed appreciation of what the AEC needs as a specialist client for legal services This book is useful not only for understanding the basics but also as a reference that practitioners will use time and again **Architect's Legal**

**Pocket Book** Matthew Cousins, 2015-08-14 A little book that s big on information the Architect s Legal Pocket Book is the definitive reference on legal issues for architects and architectural students This handy pocket guide covers key legal principles which will help you to quickly understand the law and where to go for further information Now in a fully updated new edition this bestselling book covers a wide range of subjects focused on the UK including building legislation negligence liability planning policy and development listed buildings party wall legislation and rights of light This edition also contains greater coverage of contracts including the RIBA contracts dispute resolution and legal issues in professional practice Illustrated with clear diagrams and featuring key cases this is an invaluable source of practical information and a comprehensive guide of the current law for architects It is a book no architect should be without SPECIALIZED

ARBITRATION: EMERGING INTERNATIONAL TRENDS AND PRACTICES Chirag Balyan, Yashraj Samant, 2022-01-01

**Constructing Professional Discourse** Concepción Orna-Montesinos, 2012-01-17 This book explores the fascinating role that language plays in the construction of non verbal objects by mapping out the ontological meaning of the specialised concepts and the domain specific knowledge embedded in them In doing so it provides a comprehensive linguistic insight into the discourse of professional domain specific communities and hence into the communication practices and procedures of those communities In this respect the book offers a response to the claims made by many of the most influential applied linguists today such as Vijay Bhatia 1993 2004 John Swales 1990 2004 or Ken Hyland 2002 among others who have consistently defended the need for applied linguistic research into the textual generic and social perspectives on the under researched interrelatedness of the discoursal and professional practices of a discipline Specifically this book provides readers

with an integrative multi perspective approach to the study of professional domain specific discourses While it mainly draws on the tenets of genre theory and discourse semantics it also nurtures from the theoretical and empirical foundations of applied linguistics cognitive linguistics corpus linguistics and ontological engineering The book starts from the analysis of domain specific texts as final written products with specific lexico grammatical semantic and rhetorical features to later enquire into the written products as textual artefacts closely linked to the social context of production and interpretation of the text This integrative approach provides fresh new insights into the way the processes of writing are affected by the community specific institutional and socio historical circumstances in which domain specific texts are produced

**Construction Law and Management** Keith Pickavance, 2013-09-05 Construction Law and Management explains the state of design information appropriate to a given procurement route and the need to identify risks and strategies for managing them This handy desk side reference offers a comprehensive guide to construction law and management and is essential reading for anyone in the construction architecture and engineering industries

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**Construction Planning, Programming and Control** Brian Cooke, Peter Williams, 2013-02-05 This book offers a clear explanation of the principles and practice of construction planning programming and control during the preparation and construction stages of a project The book is written in the context of current procurement and contractual arrangements and JCT2005 NEC3 and ICE7 contracts are covered The statutory framework within which construction projects must be managed is explained and the topic of construction hazard and risk is covered in detail A variety of programming techniques are explained and the development of safe construction sequences and methods is particularly emphasised The control of time money and resources are considered in a risk management

context and a complete chapter is devoted to cash flow The third edition has been extensively updated and extended to include new materials on Hazard identification Risk assessment Health and safety management CDM 2007 Construction sequences and method statements Delay analysis Waste management and Site Waste Management Plans The final three chapters are devoted to individual case studies which have been selected to illustrate the practical application of the principles explained in the book and to provide examples of current procedures adopted by major contractors The content is designed to provide a clear and comprehensive text for undergraduates on construction management surveying and civil engineering degree courses

**The JCT Minor Works Building Contracts 2016** David Chappell, 2017-11-06 The revised and updated edition of this classic book on the JCT Minor Works Building Contracts The JCT Minor Works Building Contracts 2016 offers a concise overview of this agreement which continues to be the most popular JCT contract as it used on the sorts of small works that most architects and builders encounter routinely Written in straightforward terms the book is formatted in short chapters with accessible sub headings and the author avoids legal and pseudo legal wording where possible Some explanations from first principles are included where it is thought they would be helpful and occasionally where the precise legal position is unclear the author uses his significant experience to offer a view Overall the information is presented in a manner that it is easy to understand use and reference The 2016 edition of the contract contains a great many changes from previous editions and these are all covered For example the book includes information about the substantially revised payment provisions changes to those parts dealing with insurance variation instructions the CDM Regulations Supplemental Provisions definitions and the Contractor's Designed Portion In summary this fifth edition has been comprehensively revised and updated to Ensure the discussion is easy to comprehend and use by busy architects and contractors Include a number of tables and flowcharts to assist in understanding the way the contract operates Include several letter templates that can be used in common situations Provide answers to the sorts of problems that commonly arise in the course of a building project The new edition of this classic book on The JCT Minor Works Building Contracts will be an ideal tool for busy architects and contractors who need to find what to do when problems arise on projects using this contract

Contract Law in Perspective Linda Mulcahy, 2008-08-18 Contract Law in Perspective complements black letter treatments of contract by looking at legal doctrine and statutes in their social political and economic contexts It increases students understanding of the law of contract as well as convinces them why it is so important to us all In addition to describing the key doctrines in the field it explains the ideology behind them and considers the extent to which they serve the needs of the business community and consumers The book broadens understanding and appreciation of the subject by reference to the big ideas in contract theory and how these relate to practice at a level which is suitable for students This fifth edition has been substantially revised and now includes sections on privity and the Rights of Third Parties Act as well as a discussion of the Law Commission's Unfair Terms in Contract draft bill includes new chapter introductions and summaries designed to help students identify



the key points and reflect on what they have learnt provides advice on further reading pointing students towards sources for more detailed study now includes additional self test questions for students at the end of each chapter to enable them to consolidate and practice at regular intervals

*Finance and Control for Construction* Chris March, 2009-01-26 Drawing on a wealth of practical experience both in the construction industry and teaching students Chris March presents this study of construction management and the major aspects of controlling the building process Covering the stages from the client's initiation to the final handover of the building March includes evidence from those currently working in the industry and covers the key industry requirements knowing that in today's market place those entering the field must be aware of how projects are financed and controlled and to financially run and maintain a building *Finance and Control for Construction* examines the various stages from development through the design to procurement and post contract processes and culminates in a discourse on facilities management This book is written with a down to earth approach with evidence supporting theories and principles and is a book that students of construction management and related subjects need if they wish to succeed in the field

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