

Part 4 Comparison of Contract Provisions

| | DB 2016 | SBC 2016 without CDP | SBC 2016 with CDP | IC 2016 | ICD 2016 | MW 2016 | MWD 2016 |
|---|------------|-------------------------------|----------------------------|------------|-------------|------------|-------------|
| Client control | | | | | | | |
| Contract Administrator required | No | Yes | Yes | Yes | Yes | Yes | Yes |
| Quantity Surveyor required | No | Yes | Yes | Yes | Yes | No | No |
| Employer's Agent provided for | Yes | No | No | No | No | No | No |
| Clerk of Works provided for | No | Yes | Yes | Yes | Yes | No | No |
| Clerk of Works has power to issue directions | N/A | Limited | Limited | No | No | N/A | N/A |
| Design responsibilities | | | | | | | |
| Contractor responsible for completing design | Yes | No | No | No | No | No | No |
| Contractor responsible for completing part of design | No | No | Yes | No | Yes | No | Yes |
| Ground conditions at contractor's risk | Silent | No | Silent | No | Silent | No | Silent |
| Commencement and completion | | | | | | | |
| Sections of work referred to | Yes | Yes | Yes | Yes | Yes | No | No |
| Possession of site given to contractor | Yes | Yes | Yes | Yes | Yes | No | No |
| Taking over parts of the Project prior to practical completion | Yes | Yes | Yes | Yes | Yes | No | No |
| Deferment of possession provided for | Yes | Yes | Yes | Yes | Yes | N/A | N/A |
| Extension of time - full list of events | Yes | Yes | Yes | Yes | Yes | No | No |
| Extension of time - restricted list of events | No | No | No | No | No | No | No |
| Extension of time for delay beyond control of contractor | No | No | No | No | No | Yes | Yes |
| Selection of sub-contractors | | | | | | | |
| Sub-letting to domestic sub-contractors | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Sub-letting to named sub-contractors | Yes | Yes | Yes | Yes | Yes | No | No |
| Variations | | | | | | | |
| Detailed rules for valuation | Yes | Yes | Yes | Yes | Yes | No | No |
| Quotation provision for variations (changes) | Yes | Yes | Yes | No | No | No | No |
| Testing and opening up | | | | | | | |
| Inspection and testing provided for | Yes | Yes | Yes | Yes | Yes | No | No |
| Testing of other work where non-compliance is found | Yes | Yes | Yes | Yes | Yes | No | No |
| Code of Practice covering testing of other work | Yes | Yes | Yes | No | No | No | No |
| Payment | | | | | | | |
| Advance payment provided for | Yes | Yes | Yes | Yes | Yes | No | No |
| Advance payment bond | Yes | Yes | Yes | Yes | Yes | No | N/A |
| Stage Payments – detailed provision | Yes | No | No | No | No | No | No |
| Retention on payments | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Retention held in trust | Yes | Yes | Yes | Yes | Yes | No | No |
| Retention Bond | Yes | Yes | Yes | No | No | No | No |
| Bond in respect of payment for off-site materials | Yes | Yes | Yes | Yes | Yes | No | No |
| Loss and expense expressly provided for | Yes | Yes | Yes | Yes | Yes | No | No |
| Insurance | | | | | | | |
| Detailed provision for new buildings insured by contractor | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Detailed provision for new buildings insured by Employer | Yes | Yes | Yes | Yes | Yes | No | No |
| Detailed provision for existing buildings/works insured by Employer or in the case of existing buildings by other means | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Warranties | | | | | | | |
| Third party rights provided for | Yes | Yes | Yes | No | No | No | No |
| Collateral warranties provided for | Yes | Yes | Yes | Yes | Yes | No | No |
| Dispute Resolution | | | | | | | |
| Arbitration agreement provided for | Yes | Yes | Yes | Yes | Yes | Yes | Yes |



DB: Design and Build Contract

IC: Intermediate Building Contract

ICD: Intermediate Building Contract with contractor's design

MP: Major Project Construction Contract

MW: Minor Works Building Contract

MWD: Minor Works Building Contract with contractor's design

SBC without CDP: Standard Building Contract without a contractor's designed portion

SBC with CDP: Standard Building Contract with a contractor's designed portion



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