

# JCT STANDARD BUILDING CONTRACT 2016 CHANGES

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On 31 October 2016 the JCT published a new edition of its Standard Building Contract with the changes listed below. The update including new definitions and The Construction Design and Management Regulations (CDM) are now incorporated into the construction contract.

## 1. PAYMENT PROVISIONS (SIMPLIFIED):

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- Combined Payment Notice and Pay Less Notice and final dates for payment.
- Interim valuation dates which apply throughout the construction period and the rectification period payments now will be every month rather than every two months.
- 14-day period applies to both the period of time between the due date and the final date for payment for interim and final payments.
- New procedure for prompt assessment within 28 days by the employer of loss and expense claims and 14 days from each subsequent monthly update from the Contractor.
- Fluctuations Options A, B and C were made more flexible and are set out and selected in the Contract Particulars. Options B and C are no longer attached to the contract but are still available to use from the JCT website and the contract now allows for an alternative bespoke cost adjustment formula.

## 2. EXISTING STRUCTURE AND INSURANCE

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A new insurance Option C available to permit alternative solutions to the problems and allows the parties to set out their own bespoke insurance arrangements.

It is also optional to include an optional product liability insurance instead of professional indemnity insurance (the required type is to be specified in the Subcontract Particulars).

## 3. INTERIM VALUATION DATE (IVD)

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Introduced in all editions to permit an option to specify it prior to the commencement of work on site (must be specified in the Contract Particulars regardless of A or B option applies).

The due date for payment is 7 days after the IVD, or if the contractor's interim payment application is submitted later than the IVD, 7 days after the employer's receipt of the interim payment application.

# Jct Standard Building Contract 20sbcq

**Sarah Lupton**



## **Jct Standard Building Contract 20sbcq:**

*Understanding JCT Standard Building Contracts* David Chappell, 2013-02-28 This ninth edition of David Chappell's bestselling guide has been revised to take into account changes made in 2011 to payment provisions and elsewhere. This remains the most concise guide available to the most commonly used JCT building contracts: Standard Building Contract with quantities 2011, SBC11 Intermediate Building Contract 2011, IC11 Intermediate Building Contract with contractor's design 2011, ICD11 Minor Works Building Contract 2011, MW11 Minor Works Building Contract with contractor's design 2011, MWD11 and Design and Build Contract 2011, DB11. Chappell avoids legal jargon but writes with authority and precision. Architects, quantity surveyors, contractors and students of these professions will find this a practical and affordable reference tool arranged by topic.

*Understanding JCT Standard Building Contracts 8E* David Chappell, 2007-02-12 This edition provides an expanded presentation of the most common forms of building contract: the Joint Contract Tribunal of JCT standard contracts. Architects, quantity surveyors and contractors and students should find this a straightforward and practical reference tool arranged by topic.

**Jct** Sweet & Maxwell, Limited, 2016-12-31 **Guide to JCT Standard Building Contract 2016** Sarah Lupton, 2019-06-27 Guide to JCT Standard Building Contract 2016 is a practical guide to the operation and administration of JCT's SBC 2016 suite of building contracts: SBC Q, SBC AQ and SBC XQ. All of the contracts' provisions, procedures and conditions are organised and explained by subject, clearly distinguishing the different obligations due to various parties and the contractual issues arising during the course of a job, all backed up by the latest legislation and case law.

**Jct** Sweet & Maxwell, Limited, 2016-10-26 **The JCT Standard Building Contract 2011** David Chappell, 2014-01-08 Books about construction contracts tend to be dense and wordy but what most architects, quantity surveyors, project managers, builders and employers are looking for is an easily navigable, simple guide to using a contract written in plain language. The JCT Standard Building Contract 2011 is an uncomplicated book about a complex and commonly used contract. It straightforwardly and concisely sets out exactly what the contract requires in various circumstances as far as possible without legal jargon and without assuming any particular legal or contractual expertise from the reader. It explains often from first principles exactly what is meant by a contract and why certain clauses such as extension of time clauses or liquidated damages clauses are present and more importantly what they mean. The book is divided into many chapters, each with many sub-headings to make it easy to read and to help readers to find relevant explanations quickly. Tables and flowcharts are used to ensure clarity and most chapters include a section dealing with common problems. Covers the recently issued JCT Standard Building Contract 2011. Straightforward, concise and as far as possible free of legal jargon. Sets out exactly what the contract requires in various circumstances. Includes many tables and flowcharts to ensure clarity.

**Jct** Sweet & Maxwell, Limited, 2016-10-26 **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 FCIQB 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 Eggleston 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

**JCT Standard Form of Building Contract** Richard Fellows, 2001      **The JCT Design and Build Contract 2005** David Chappell, 2008-04-15 The Joint Contracts Tribunal issued a new Design and Build Form in 2005 a successor to the JCT Standard Form of Building Contract with Contractor's Design It looks substantially different from its predecessor and it is different in structure and often in its wording This major new edition of David Chappell's well regarded book has been substantially revised to take account of the new contract terms and different structure It also considers the standard novation agreements from the CIC

and City of London Law Society and more than 70 additional cases. It discusses areas where problems frequently arise: the allocation of design responsibility, discrepancies, the role of the employer's agent, payment provisions, the approval of drawings.

**Contract Documentation for Contractors** Vincent Powell-Smith, John H. M. Sims, Christopher Dancaster, 2008-04-30. The JCT standard forms of building contract require a thorough understanding of their procedural requirements as well as their legal implications. They require both the contractor and the architect on behalf of the employer to send a wide range of notices and letters if each party is to protect its legitimate interests. The main contract forms are also supported by complex sub-contract documentation. Therefore, it is not surprising that when this book of specimen letters, notices, and forms was first published, it was widely welcomed by the construction industry. The book provides examples of documentation likely to be required for a contract under the following JCT forms: the Standard Form of Building Contract, the Intermediate Form of Building Contract, the Agreement for Minor Building Works, the Standard Form of Building Contract With Contractor's Design. It includes a commentary on the practical implications of the various documents and highlights the points to be watched. The new edition takes into account the wide range of amendments to the latest editions of the standard forms following the Housing Grants, Construction and Regeneration Act 1996 and, in particular, the new payment and adjudication provisions. For the first time, it features documentation for use with the JCT design and build form. *Jct* Sweet & Maxwell, Limited, 2016-10-26.

**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.

**Understanding JCT Standard Building Contracts 7E** David Chappell, 2003-09-02. This latest edition of David Chappell's bestselling guide provides an expanded presentation of the Joint Contract Tribunal (JCT) standard contracts, the most common forms of building contract. The JCT Contract With Contractor's Design (WCD 98), also known as the design and build form, is now covered alongside the other three major forms of contract in the JCT series: JCT 98 IFC 98 and MW 98. David Chappell has updated the book in line with amendments to the contracts and recent case law. He avoids legal jargon but writes with authority and precision in a style which won for the fifth edition of the book the first prize in the Best Textbook category of the 1999 Chartered Institute of Building Literary Awards. Architects, quantity surveyors, and contractors, and students of those professions should find this a straightforward and practical reference tool arranged by topic.

**Parris's Standard Form of Building Contract** David Chappell, 2008-04-15. The Joint Contracts Tribunal Standard Form of Building Contract (JCT 98) is now a well-established and widely used form. That is not to say, however, that it is always well understood. It is a large, complex contract with a number of particularly difficult provisions. It is not surprising, therefore, that not much guidance has been published on the form. This book, first written by John Parris in 1982 and revised in 1985, was widely regarded as a valuable

commentary on the Standard Form Unavailable for some years it has now been substantially updated and completely rewritten by David Chappell Major changes have occurred since the last edition including a raft of amendments to the contract itself much new legislation including the Housing Grants Construction and Regeneration Act 1996 and substantial new case law The book covers all these as well as the complex performance specified work provisions and the difficult problems of nomination The nominated sub contract conditions are referred to where appropriate and the book contains guidance on related matters such as warranties letters of intent and quantum meruit The book is not simply a re writing of the contract in simply terms It contains very valuable insights and much needed guidance on some of the lesser known implications of the current form The book will provide a valuable reference for clients professional advisers and contractors as well as for lawyers needing an introduction to the contract

**Standard Building Sub-Contract** Joint Contracts Tribunal, Sweet & Maxwell, Limited, 2007-09-30

Construction Contracts David Chappell, 2006-09-27 Construction law can be a minefield of complications and misunderstandings in which professionals need answers which are pithy and straightforward but also legally rigorous In Construction Contracts Questions and Answers specialist in construction law David Chappell answers architects and builders common construction contract questions Questions range in content and include extensions of time liquidated damages loss and or expense practical completion defects valuation certificates and payment architects instructions adjudication and fees Chappell's authoritative and practical advice answers questions ranging from simple queries such as which date should be put on a contract through to more complex issues such as whether the contractor is entitled to take possession of a section of the work even though it is the contractor's fault that possession is not practicable In answering genuine questions on construction contracts Chappell has created an invaluable resource on which not only architects but also project managers contractors QSs employers and others involved in construction can depend

**Guide to JCT Standard Building Contract 2024** Sarah Lupton, Manos Stellakis, 2025-07-01 The latest edition of the JCT Guide series provides a practical comprehensive overview of the 2024 JCT Standard Contract suite SBC Q SBC AQ and SBC XQ It organises and explains all provisions procedures and conditions by subject clearly outlining the obligations of various parties and addressing key contractual issues that may arise during a project supported by the most recent legislation and case law Key features of the 2024 edition Detailed analysis of the JCT Standard Building Contract 2024 explaining every update Coverage of recent legislative changes including the Building Safety Act Building Regulations Part 2A and Procurement Act 2023 Case law updates on key topics such as design liability concurrent delay practical completion liquidated damages and more Comparative insights on NEC4 and RIBA Building Contracts offering broader context for contract administration New figures and tables designed to enhance clarity and usability This guide is not only an essential reference for busy practitioners but also a valuable resource for architecture and construction students preparing for their professional exams requiring no prior knowledge of JCT contracts or law

*JCT Contract Administration Pocket Book*

Andrew Atkinson, 2015-06-05 Successfully managing your JCT contracts is a must and this handy reference is the swiftest way to doing just that Making reference to best practice throughout the JCT Standard Building Contract SBC Q and DB used as examples to take you through all the essential contract administration tasks including Procurement paths Payment Final accounts Progress completion and delay Subcontracting Defects and quality control In addition to the day to day tasks this also gives you an overview of what to expect from common sorts of dispute resolution under the JCT as well as a look at how to administer contracts for BIM compliant projects This is an essential starting point for all students of construction contract administration as well as practitioners needing a handy reference to working with the JCT     JCT STANDARD BUILDING CONTRACT GUIDE 2024 (SBC/G). ,2024

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## **Table of Contents Jct Standard Building Contract 20sbcq**

1. Understanding the eBook Jct Standard Building Contract 20sbcq
  - The Rise of Digital Reading Jct Standard Building Contract 20sbcq
  - Advantages of eBooks Over Traditional Books
2. Identifying Jct Standard Building Contract 20sbcq
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Jct Standard Building Contract 20sbcq
  - User-Friendly Interface
4. Exploring eBook Recommendations from Jct Standard Building Contract 20sbcq
  - Personalized Recommendations
  - Jct Standard Building Contract 20sbcq User Reviews and Ratings
  - Jct Standard Building Contract 20sbcq and Bestseller Lists
5. Accessing Jct Standard Building Contract 20sbcq Free and Paid eBooks



- Jct Standard Building Contract 20sbcb Public Domain eBooks
- Jct Standard Building Contract 20sbcb eBook Subscription Services
- Jct Standard Building Contract 20sbcb Budget-Friendly Options
- 6. Navigating Jct Standard Building Contract 20sbcb eBook Formats
  - ePub, PDF, MOBI, and More
  - Jct Standard Building Contract 20sbcb Compatibility with Devices
  - Jct Standard Building Contract 20sbcb Enhanced eBook Features
- 7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Jct Standard Building Contract 20sbcb
  - Highlighting and Note-Taking Jct Standard Building Contract 20sbcb
  - Interactive Elements Jct Standard Building Contract 20sbcb
- 8. Staying Engaged with Jct Standard Building Contract 20sbcb
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Jct Standard Building Contract 20sbcb
- 9. Balancing eBooks and Physical Books Jct Standard Building Contract 20sbcb
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Jct Standard Building Contract 20sbcb
- 10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
- 11. Cultivating a Reading Routine Jct Standard Building Contract 20sbcb
  - Setting Reading Goals Jct Standard Building Contract 20sbcb
  - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Jct Standard Building Contract 20sbcb
  - Fact-Checking eBook Content of Jct Standard Building Contract 20sbcb
  - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
  - Utilizing eBooks for Skill Development

- Exploring Educational eBooks

#### 14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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