
Index

- ABIC (Australian Building Industry Contracts) 18.1
- ACA (Association of Consultant Architects) 1.3.1.3
standard forms of appointment 15.2
- ACE (Association for Consultancy and Engineering) 1.3.2
standard forms of appointment 15.3
- adjoining land, designer's duty 3.3, 3.6
- AFNOR NF P 03.001 (France) 17.2
- appointment *see* standard forms, contracts of appointment
- appraisal, project 8.2
relevance of client's expertise 8.2.4
- Approved Documents 5.2
- 'approved schemes' 5.1
BuildMark 5.1
NHBC 5.1
- ARB (Architects Registration Board) 1.3.1, 1.3.1.1, 5.2
- architects 1.3.1
defined 1.3.1
expert witnesses 15.3
registration 1.3.1.1
see also ACA; ARB; designer; RIBA
- assignment 2.5, 9.8
consequences for damages 11.4
prohibited 11.4.1, 11.4.2
warranties 10.3.10
see also design, delegation; sub-contracting
Australia 18.5
- Australian Standard (AS) forms 18.1
- BE Collaborative Contract 14.1.6
- Belgium 17.1
- betterment *see* damages
- BIM (building information modelling) 1.2.8, 10.5, 10.6
- budget 1.1, 8.3
- BUILD *see* insurance, latent defects
- building regulations 5.2
civil liability 5.2.1
no statutory liability Chapter 5
introduction
- BuildMark 5.1
- cap on liability *see* financial cap
- causation
damages 11.1.1
'but for' test 11.1.1
novus actus interveniens 11.1.1
- CE11 (JCT Constructing Excellence Contract 2011) 14.1.6
- certificate of designer 4.7, 8.5–8.6, 10.1.1, 10.2.2.2
conclusiveness 8.6.2
interim 10.2.2
see also negligence; negligent under-certification
- China 18.2
- CIC (Construction Industry Council) 1.3.5
Consultants' Contract Conditions (CIC/ Conditions) 15.6
Scope of Services 8.1
- CIOB (Chartered Institute of Building) 1.3.4
- civil engineers 1.3.2, 1.3.4
see also engineers
- clerk of works' duties 8.6.6.1
- client's expertise 8.2.4
- codes of conduct 1.3, 2.1
- codes of practice
to be used as 'guidance' only 9.6

- collaborative working 10.4
 - BE Collaborative Contract 14.1.6
 - see also* partnering; standard forms
- collateral
 - see* contract; warranties
- commenting on others' designs 8.5
- competence
 - of contractor 8.6.4
- 'complex structure' theory 3.9, 4.2
- concealment 12.2.1, 12.3.4
- concurrent liability
 - contract and tort 3.12, 4.4, 4.6–4.7
- conditions of engagement Chapter 15
- ConsensusDocs (USA) 18.5
- consequential loss 10.1.2, 11.2.3
 - see also* tort
- Constructing Excellence Contract 2011, JCT (CE11) 14.1.6
- Construction Industry Council (CIC) 1.3.5
- construction management 1.2.4
- consultant–contractor liability 10.2.2
- contract Chapter 2
 - collateral 10.2.3
 - damages and remoteness 11.1.2
 - exclusion clauses 2.3
 - exemption clauses 2.3
 - formation 2.1, 2.1.1
 - disagreement over terms: 'battle of the forms' 2.1.1.2
 - letters of intent 2.1.1.1
 - fraud and concealment 12.2.1
 - limitation 12.1, 12.2, 12.4
 - privity 2.4
 - 'supply of services' contract, defined 2.2.3.2
 - terms 2.2
 - express 2.2.1
 - implied 2.2.2, 2.2.3.1, 2.2.3.2
 - unfair 2.3
 - see also* exemption clauses
 - tort, concurrent 3.11, 8.7.4, 10.1, 12.1
 - see also* assignment
- contractor's 1.3.4
 - duty to warn 7.4
 - legal obligations 2.2.3.1, 2.2.3.2, 7.1, 7.2, 7.4
 - level of liability Chapter 7, 14.1.2.2
 - see also* fitness for purpose; performance specifications; procurement routes; standard forms; sub-contracting; workmanship
- Contractor's Design Documents 14.1.2, 14.1.2.2
- Contractor's Designed Portion 14.1.3
- Contractor's Proposals 14.1.2.1, 14.1.2.3, 14.1.3
- contribution, rights to *see* damages
- contributory negligence *see* damages
- copyright 5.4, 5.4.1, 10.5.4, 15.2, 15.3
 - SA10 5.4.2
 - warranties 10.3.7
- criminal law
 - Middle East 18.3.4
 - see also* statutory liability
- damage
 - discoverable 12.3.1
 - see also* defects; 'doomed from the start' argument;
- damages Chapter 11
 - betterment 11.2.5
 - causation 11.1.1
 - contract and remoteness 11.1.2
 - contribution, rights to 10.3.12, 11.3.2
 - contributory negligence 11.3.1, Chapter 13
 - introduction
 - 'relative culpability' 11.3.1
 - defects (defect in construction v defect in design) 11.2
 - limiting liability Chapter 13
 - measure of damages
 - compensatory not punitive 11.1.3, 11.2.2
 - diminution in value or cost of remedial work 11.2.2
 - mitigation 11.1.4
 - tort and remoteness 11.1.3
 - see also* exclusion clauses; financial caps; limitation clauses; net contribution clauses
- DB11 (JCT Design and Build Contract 2011) 14.1.2, 14.1.3, 14.2.1.2
- defects 5.1, 7.1.3, 8.6.8, 8.7.4, 11.4.6
- Defective Premises Act 1972 5.1
 - see also* CASES AND LEGISLATION
- defined 14.3.1
 - defect in construction v defect in design:
 - assessing damages 11.2
 - patent defects 4.3
 - see also* limitation periods
- defences *see* limitation periods; professional negligence

- delegation *see* design
- deleterious materials *see* warranties
- design
 - budget 8.3
 - defects *see* defects
 - definition 1.1
 - delegation Chapter 9, 15.3
 - of design duties Chapter 9
 - of supervision duties 8.6.6
 - difference between delegation and reliance 9.7
 - limits to amount of responsibility which can be delegated 9.5–9.8
 - development 8.4
 - innovative and risky design 8.4.2
 - over-design 6.3, 8.5
 - review, duty to review design 8.6.7–8.7.3
 - see also* drawings; warranties
- Design and Build Contract, JCT (DB11) 14.1.2
- design-build contracts 1.2.3, 7.3, 10.2.2, 10.2.2.3, Chapter 14
 - see also* procurement routes; standard forms
- designer
 - commenting on others' designs 8.5
 - duties Chapter 8
 - duty to review the design 8.6.7–8.7.3
 - general duties 8.1
 - reliance on advice of others 9.6
 - see also* appraisal; design; inspection; site investigation
- development controls 8.2.3
- 'disclaimers' 10.1.2, 10.2.2.2, 10.2.2.3
- distress 11.2.4
- DNR 2011 (The Netherlands) 17.5
- 'doomed from the start' arguments 12.3.3
- drawings
 - approval of design drawings 8.4.2
 - JCT standard terms 14.1.2.4
 - review of another's designs 8.4.2, 8.5
 - detail required 8.4
- durability 2.2.3.1, 2.2.3.2, 11.2.5
- 'dwellings' 5.1, 7.1.3
 - see also* house-building
- ECC (Engineering and Construction Contract, part of NEC3) 14.3
- economic loss
 - see also* budget; damages; loss of profits
- Egypt 18.3
- employees
 - of designer 8.6.1
 - of employer 8.6.6.1
 - tort and vicarious liability 3.3
- employer
 - contractor liability 10.2.1
 - expertise 8.2.4
- Employer's Requirements 14.1.2.1, 14.1.2.3, 14.1.3
- Engineering and Construction Contract (ECC, Part of NEC3) 14.3
- engineers 1.3.2
 - 'Red Book' 14.5, 14.5.1
 - see also* ACE; civil engineers; standard forms, contracts, FIDIC
- EU *see* Belgium, France, Germany, Italy, The Netherlands
- exclusion clauses 2.3, Chapter 13
 - introduction
 - see also* disclaimers
- exemption clauses 2.3
- expert evidence 6.2
- 'fair dealing' clauses 10.4
- FIDIC (International Federation of Consulting Engineers) 14.5
 - see also* standard forms, contracts, FIDIC
- financial
 - caps 13.1, 13.2
 - issues *see* budget
- fitness for habitation 5.1
 - see also* fitness for purpose
- fitness for purpose Chapter 7
 - duties
 - consultants 7.4
 - contractor 7.1
 - house-building 7.1.3
 - materials 7.1.1, 7.1.3
 - other buildings (not houses) 7.1.3
 - scale and inter-relatedness of parts 7.1.3
 - workmanship obligation 7.1.2
 - exclusion in PII policies Chapter 13
 - introduction
 - see also* warranties; workmanship
- France 17.2
- fraud 12.2.1, 12.3.4
- fraudulent misrepresentation 9.4

- GC/Works/1 contracts 14.2
 single stage design and build 14.2.1
 with quantities 14.2.2
- Germany 17.3
- GF-1999-0201 (China) 18.2
- GF-2000- (China) 18.2
- 'Gold Book' 14.5, 14.5.4
- ground conditions, investigation 8.2.1.1
- health and safety 5.3, 5.3.1
- house-building 5.1, 7.1.3
see also CASES AND LEGISLATION, Defective Premises Act 1972
- ICD11 (JCT Intermediate Building Contract with contractor's design 2011)
 14.1.4
- ICE (Institute of Civil Engineers) 1.3.2, 7.3, 10.2.2.2
 Engineering and Construction Contract (ECC, Part of NEC3)
 14.3
 standard form of appointment PSC3 (part of NEC3) 15.4
- injunctions 8.2.3, 11.2.1
 copyright 5.4.1
- insolvency 10.2.2, 10.2.2.2, 10.3.8
- inspection 8.6, 8.6.1–8.6.8
 nature of frequency 8.6.8
- insurance
 BIM 10.6
 decennial 16.7.1
 latent defects 16.7.2
 BUILD 16.7.3
 professional indemnity (PII) 8.7.4, 14.1.2.4, 14.1.6, 14.2.1.2, 16.1–16.6
 changing insurers 16.6
 design and build contracts 16.5
 'fitness for purpose' exclusion Chapter 13 introduction
see also financial caps
 QC clause 16.3.5
 single project 16.7.4
 warranties 10.3.8
- integrated project delivery 1.2.8
- intellectual property rights *see* copyright
- Intermediate Building Contract with contractor's design 2011, JCT 14.1.4
- international
 Federation of Consulting Engineers (FIDIC) 14.5
 law *see* country entries, e.g. Australia
- IPR *see* copyright
- Italy 17.4
- JCT *see* standard forms
- Joint Contracts Tribunal
see standard forms
- 'joint and several liability' 13.3
- knowledge
 effect on calculation of limitation periods 12.1.1
- letters of intent 2.1.1.1
- level of liability
 fitness for purpose
 consultants 7.3, 15.5
 contractors Chapter 7
 higher levels, best endeavours Chapter 13
 introduction
 reasonable skill and care' 2.2.3.2, 6.1–6.2, 15.4
 special skills 6.4
 strict liability, *see* fitness for purpose
- licensing *see* copyright
- limitation
 clauses Chapter 13 introduction
 of liability 10.1.2, 10.3.12, 13.4
 periods 8.7, 8.7.1, Chapter 12, 13.3
 contract and 12.1, 12.2, 12.4
 Defective Premises Act 1972 5.1, 12.1.4
 Latent Damage Act 1986 12.1.1
 15-year 'long stop' 12.1.1
 Limitation Act 1980 12.1
 contract actions 12.1, 12.2, 12.4
 specialty actions 12.1
 tort actions 12.1, 12.3
 negligence 12.3.2
 'doomed from the start' arguments 12.3.3
 tort 12.1, 12.1.1, 12.3
- loss, heads of
see consequential losses; distress; economic loss; loss of profits
- loss of profits 13.2

- Major Project Construction Contract, JCT (MPF11) 14.1.5
- maintenance 11.2.5
- management procurement 1.2.4
- materials
 - see* negligence, negligent choice of materials; fitness for purpose, contractor, materials; workmanship
- Middle East 18.3
 - contractual liability 18.3.2
 - criminal law 18.3.4
 - Diyya ('blood money') 18.3.1
 - Muqala 18.3.3
 - tort liability 18.3.1
- Minor Works Building Contract with contractor's design, JCT (MWD11) 14.1.7
- misrepresentation
 - architect's resignation without telling client amounting to fraudulent misrepresentation 9.4
 - insurance context 16.2.4
 - negligent 10.2.1, 10.2.2.3
- mitigation of loss 11.1.4
 - see also* betterment; damages
- MPF11 (JCT Major Project Construction Contract) 14.1.5
- MWD11 (JCT Minor Works Building Contract with contractor's design) 14.1.7
- Named Specialists 14.1.3, 14.1.5
- National House Building Council (NHBC) 5.1
- NEC3 14.3, 14.5.1
 - Engineering and Construction Contract (ECC) 14.3
 - Option X12 10.4
- negligence 3.4, Chapter 6
 - duty of care 3.4.1
 - history 3.5–3.10
 - test for economic loss cases 3.11
 - see also* tort, economic loss
 - fraud and concealment 12.3.4
 - limitation 12.3.2
- negligent
 - certification 4.7, 8.5–8.6, 10.1.1, 10.2.2, 10.2.2.2
 - choice of materials 9.5, 9.6
 - see also* fitness for purpose
 - misrepresentation 10.2.1, 10.2.2.3
 - provision of services 10.2.2.3
 - under-certification 10.1.1, 10.2.2, 10.2.2.2
 - see also* professional negligence; insurance, professional indemnity; tort
- net contribution clauses 10.3.2, 10.5.3, 13.3, Chapter 15
- The Netherlands 17.5
- new technology
 - see* technological innovation
- New Zealand 10.1.2
- NHBC (National House Building Council) 5.1
- non-economic loss
 - see* distress; personal injury
- novation 1.2.3, 9.5, 10.2.2.3, 15.7
 - standard forms of appointment 15.7
 - warranties 10.3.9
- novel design
 - see* technological innovation
- over design *see* design
- partnering 1.2.6, 10.4, 14.3.3
 - Project Partnering Contract (PPC2000) 1.2.6, 1.3.1.3, 10.4, 14.4
- patent defects 4.3
 - see also* defects
- PSCA and PSCA/SP (JCT Pre-construction Services Agreements) 14.1.2
- performance specifications 1.1, 14.1.2
 - JCT clause 14.1.3
- personal injury 12.1.1, 12.1.3
- PFI projects 10.1.2
- PII *see* insurance
- 'Pink Book' 14.5
- plans *see* drawings
- PPC2000 (Project Partnering Contract) 14.4
- Pre-construction Services Agreements, JCT (PSCA and PSCA/SP) 14.1.2
- prescriptive specification *see* specification
- prime contracting *see* procurement routes
- privity of contract 2.4
 - see also* contract; third party rights
- procurement routes 1.2
 - BIM *see* BIM
 - design-build 1.2.3, 7.3, 10.2.2, 10.2.2.3
 - integrated project delivery 1.2.8
 - management methods 1.2.4

- procurement routes (*cont'd*)
 - partnering *see* partnering
 - prime contracting 1.2.7
 - traditional 1.2.1
 - traditional plus design 1.2.2
 - 'turnkey' contracting 1.2.5
- professional
 - indemnity insurance *see* insurance
 - misconduct
 - ARB code 5.2
 - negligence Chapter 6
 - 'reasonable skill and care' 6.1–6.2
 - examples of failure to take care 6.3
 - test 6.1.1
 - special skills 6.4
 - see also* fitness for purpose; warranties, workmanship
 - 'state of the art' defence 6.5
- property
 - damage 4.1
 - see also* adjoining land
- PSC3 (Professional Services Contract, part of NEC3) 15.4
- QC clause, insurance 16.3.5
- quantity surveyors 1.3.3, 6.2, 8.1, 8.3, 8.5, 8.6.7
- 'reasonable skill and care' 2.2.3.2, 6.1–6.2
- 'reasonableness' UCTA 13.1
- 'Red Book' 14.5, 14.5.1, 14.5.2
- 'reliance' 7.2, 9.6–9.8
- remedies
 - see* damages; injunctions
- review
 - duty to review design 8.7, 8.7.1–8.7.2, 8.7.3, 8.7.4
 - contractual or tortious duty? 8.7.4
- RIBA (Royal Institute of British Architects)
 - 1.3.1.1, 1.3.1.2, 9.5, 10.2.2
 - Plan of Work 8.1
 - standard form of appointment 9.3, 13.1, 15.1
- RICS (Royal Institute of Chartered Surveyors) 1.3.3
 - standard forms of appointment 15.5
- rights of way
 - public/private rights 8.2.2
- Russia 18.4
- SA10 (RIBA Standard Agreement 2010) 5.4.2, 9.3, 9.5 15.1
- safety
 - goods 2.2.3.1, 2.2.3.2
- satisfactory quality
 - goods 2.2.3.1, 2.2.3.2
- SBC11 (JCT Standard Building Contract 2011) 12.2, 14.1.3, 14.1.6, 14.1.7
- SFA92 (RIBA Standard Form of Appointment 1992) 8.6.1
- Shar'ia law 18.3
- 'Silver Book' 14.5, 14.5.3
- site
 - duties to be present onsite 8.6.8
 - see also* inspection
 - investigation 8.2, 8.2.1, 8.6.8
 - budget issues 8.2
 - development controls 8.2.3
 - ground conditions 8.2.1.1
 - public/private rights 8.2.2
 - trees 8.2.1.2
 - see also* appraisal; inspection
 - special skills 6.4
- specification
 - performance 1.1, 7.1.4, 8.4.1, 8.4.2, 14.1.2.1, 14.1.3, 14.1.5, 14.1.6, 14.1.7
 - prescriptive 1.1, 5.1, 7.2, Chapter 14
- Standard Agreement 2010, RIBA 15.1
- Standard Building Contract 2011, JCT 12.2, 14.1.3, 14.1.6, 14.1.7
- standard forms
 - AIA E202 10.5.6
 - CD301 10.5.6
 - contracts of appointment Chapter 15
 - ACA Standard Form of Appointment 2008 15.2
 - ACE Agreement 1: Design 15.3
 - CIC Consultants' Contract Conditions (CIC/Conditions) 15.6
 - DNR 2011 (*De Nieuwe Regeling*, the New Regulations, the Netherlands) 17.5
 - GF-2000- (China) 18.2
 - ICE 7.3, 10.2.2.2
 - novation agreements 15.7
 - PSC3 (Professional Services Contract, part of NEC3) 15.4

- PSCA and PSCA/SP (JCT Pre-construction Services Agreements) 14.1.2
- RIBA 5.4.2, 9.3, 9.5 15.1
- RICS 15.5
- switch agreements 15.7
- construction contracts Chapter 14
- AIA A201 (USA) 18.5
- AFNOR NF P 03.001 (France) 17.2
- ABIC (Australian Building Industry Contracts) 18.1
- Australian Standard (AS) forms 18.1
- BE Collaborative Contract 14.1.6
- ConsensusDocs (USA) 18.5
- GC/Works/1 14.2
- Single Stage Design and Build 14.2.1
- With Quantities 14.2.2
- GF-1999-0201 (China) 18.2
- JCT 10.2.2.2, 14.1
- CE11 (Constructing Excellence Contract 2011) 1.2.6, 10.4, 14.1.6
- DB11 (Design Build Contract 2011) 14.1.2, 14.1.3, 14.2.1.2
- ICD11 (Intermediate Building Contract with contractor's design, 2011) 14.1.4
- JCT63 (Standard Building Contract 1963) 10.2.2, 11.4.2
- JCT80 (Standard Building Contract 1980) 9.5, 14.1.2.1
- JCT81 (Design Build Contract 1981) 9.5
- MPF11 (Major Project Construction Contract) 14.1.5
- MWD11 (Minor Works Building Contract with contractor's design) 14.1.7
- SBC11 (Standard Building Contract 2011) 12.2, 14.1.3, 14.1.6, 14.1.7
- WCD81 11.4.5
- WCD98 14.1.2.1
- Engineering and Construction Contract (ECC, part of NEC3) 14.3
- FIDIC (International Federation of Consulting Engineers) 14.5
- Red Book 14.5.1
- Yellow Book 14.5.2
- Silver Book 14.5.3
- Gold Book 14.5.4
- NEC3 Option X12 10.4
- NEC3 14.3, 15.4
- PPC2000 (Project Partnering Contract) 1.2.6, 1.3.1.3, 10.4, 14.4
- Uniforme Administratieve Voorwaarden 2012* (UAV 2012, The Netherlands) 17.5
- voor Geïntegreerde Contracten 2005* (UAV-GC 2005, The Netherlands) 17.5
- Verdingungsordnung für Bauleistungen, Part B* (VOB/B, Germany) 17.3
- 'state of the art' defence *see* professional negligence
- statutory
- defences *see* limitation periods
- liability Chapter 5
- defective premises 5.1
- health and safety 5.3, 5.3.1
- see also* copyright; strict liability
- strict liability
- consultants 7.3
- contractors 7.1–7.2
- to provide suitable materials 7.1.3
- sub-consultants
- delegation of design to 9.4
- sub-contracting 2.1.1.1
- JCT clauses 14.1.4
- sub-contractor liability 9.4, 9.5, 10.2.3
- limits to responsibility delegable 9.5–9.8
- sub-sub-contractor 10.2.3
- see also* assignment; design, delegation
- superintendence *see* inspection; *see also* site, investigation
- surveyors 1.3.3
- switch agreements 1.2.3
- standard forms of appointment 15.7
- technological innovation
- innovative and risky design 8.4.2
- see also* professional negligence
- tendering
- single stage 1.2.3
- two-stage 1.2.3, 8.4.1, 14.1.2
- tests on or after completion 14.5.1, 14.5.2
- third party
- claims Chapter 10
- liability
- procurement issues Chapter 10
- rights 2.4, 2.4.1
- warranties, 'other party' 10.3.11

- tort Chapter 3, Chapter 4
 - contract and tort 3.11, 8.7.4, 10.1
 - damages
 - remoteness 11.1.3
 - definition 3.1
 - duty of care 3.4.1
 - liability 3.2
 - damage to property 4.1
 - 'complex structure' theory 3.9, 4.2
 - patent defects 4.3
 - see also* defects
 - economic loss 3.5–3.8, 3.11, 4.4–4.8, 10.1.1, 10.2.3, 11.1.1, 11.1.3
 - concurrent contract and tort? 3.12
 - consequential loss 11.2.3
 - tests for duty of 3.11, 4.5
 - physical injury 3.4.1, 4.1, 4.6
 - vicarious liability 3.3
 - limitation 12.1, 12.3
 - negligence *see* negligence
 - parties 3.2
 - traditional procurement 1.2.1, 1.2.2
 - 'turnkey' contracting 1.2.5
- UAV
 - 2012, (The Netherlands) 17.5
 - GC 2005 (The Netherlands) 17.5
- UKGC (UK Contractors Group) 1.3.4
- under-certification *see* negligence
- 'unfit for habitation' 5.1
- USA 18.5
 - BIM 1.2.8, 10.5.6
- value
 - see* damages, measure of damages
- vicarious liability 3.3
- VOB/B (Germany) 17.3
- warn, contractor's duty to 7.4
- warranties 9.3, 9.5, 10.2.1, 10.2.3, 10.3, 13.3, 15.1
 - assignment 10.3.10
 - collateral 11.4.5
 - copyright 10.3.7
 - deleterious materials 10.3.6
 - design 10.2.3
 - fitness for purpose 10.3.4
 - insurance 10.3.8
 - limiting liability 10.3.12
 - see also* limitation
 - novation 10.3.9
 - 'other parties' 10.3.11
 - workmanship 10.3.6
- WCD contracts 10.2.2.3
 - WCD81 11.4.5
 - WCD98 14.1.2.1
- 'workmanlike manner' 5.1
- workmanship 1.1, 7.1.2, 10.3.6
- 'Yellow Book' 14.5.1