

Standard Building Contract

Standard Building Contract Without Quantities

Updates and Corrections included in Revision 1 June 2007

Updates

Clause number and heading	Action taken
Fourth Recital	'Income and Corporation Taxes Act 1988' was changed to 'Finance Act 2004'; Footnote to the Fourth Recital was deleted
Schedule 7, paragraph A-1-4-3	'(Employments) Regulations 1993 (the PAYE Regulations)' was changed to '(Pay As You Earn) Regulations 2003'
Schedule 7, paragraph B-1-4-3	'(Employments) Regulations 1993 (the PAYE Regulations)' was changed to '(Pay As You Earn) Regulations 2003'

Corrections

Clause number and heading	Action taken
Footnote [4] to Third Recital	After 'excluding Provisional Sums' ', prime cost sums and any Contractor's profit thereon' was deleted
Clause 1-1	Footnote to Base Date: after 'the Standard Method of Measurement' comma was changed to 'and' and 'and CIMAR arbitration rules (clause 9-3)' was deleted; Contract Particulars: 'as completed' was changed to 'including the entries made'; Funder Rights Particulars: 'the items' was changed to 'the entries against clause 6-11 in Part 1 and the relevant items'; P&T Rights Particulars: 'the items' was changed to 'the entries against clause 6-11 in Part 1 and the relevant items'
Clause 2-15	After 'If the Contractor' 'finds' was changed to 'becomes aware of'
Clause 2-15-3	'(save insofar as it is an instruction requiring a Variation)' was deleted
Clause 2-17-1	After 'If the Contractor or Architect/Contract Administrator' 'finds' was changed to 'becomes aware of'; sub-clause number '1' was deleted and after 'clause 2-15' semicolon was changed to comma and 'or' was deleted; sub-clause number '2' and 'any instruction requiring a Variation issued under clause 3-14,' were deleted
Clause 2-17-2	After 'Within 7 days of' 'finding' was changed to 'becoming aware of'; 'or receipt of such notice from the Contractor' was deleted
Clause 2-17-3	After '2-15-4' 'or with any instruction requiring a Variation' was deleted; Before 'a Variation in respect of the Contractor's Designed Portion' 'an instruction for' was inserted
Clause 2-18-3	After '2-15-4' 'or between the Statutory Requirements and an instruction requiring a Variation under clause 3-14' was deleted

Clause number and heading	Action taken
Clause 2-21	After 'The Contractor shall pay' 'and indemnify the Employer against liability in respect of any' was deleted and 'all' was inserted; After 'the Statutory Requirements' 'and indemnify the Employer against any liability resulting from any failure to do so' was inserted; '4-3-2-2' was changed to '4-3-2-1'
Clause 2-38	After 'due to materials' ', goods' was inserted
Clause 3-11	'If' was changed to 'Subject to clause 3-10, if'
Clause 4-3-2	sub-clause number '-1' and 'all prime cost sums and any Contractor's profit thereon included in the Priced Document;' were deleted; sub-clauses -2, -3, -4 and -5 were renumbered as -1, -2, -3 and -4 respectively
Clause 4-3-3-1	'6-5-3' was changed to '6-5'
Clause 4-7	'Where it is stated in the Contract Particulars that' was changed to 'If'; 'a 'contractor' for the purposes of the CIS or if' was changed to 'or'; After 'the Final Certificate' 'the Employer' was deleted; 'such a 'contractor"' was changed to 'a 'contractor' for the purposes of the CIS ¹ '; 'See the Contract Particulars (Fourth Recital and clause 4-7).' was inserted as the new footnote ^{[1}
Clause 4-15-1-3	'or (where there are Sections) the last such statement and ascertainment' was deleted
Clause 4-16-2-1	'6-5-3' was changed to '6-5'
Clause 4-19-4	After 'may be deducted by the Employer' 'at the Retention Percentage' was deleted
Subsection heading to clauses 7-3 to 7-5	'7F' was changed to '7E'
Clause 7-4	'7F' was changed to '7E'
Clause 8-3-1	'8-2' was changed to '8-4'
Clause 8-5-3-2	'clauses 2-1 and 2-2' was changed to 'Article 1 and these Conditions'
Clause 8-10-3	'clauses 2-1 and 2-2' was changed to 'Article 1 and these Conditions'
Clause 9-3	After 'conducted in accordance with' 'the issue of' was deleted; 'current at the Base Date' was deleted; After 'any amendments to' 'that edition of' was inserted; 'so current' was deleted; 'after the Base Date' was deleted; After 'references to such Rule(s)' 'as set out' was inserted; 'the issue of' was deleted; 'current at the Base Date' was deleted
Schedule 5, Part 2, paragraph 6-4	'or where the Contractor has wrongfully served notice under this Contract that he is entitled to terminate his employment under this Contract or has wrongfully treated this Contract as having been repudiated by the Employer' was deleted

Minor corrections to wording, punctuation etc. have been included in the following provisions:

Contract Particulars (Ninth Recital)
Contract Particulars (2-5)
Attestation
Clause 2-7
Clause 2-12-2
Clause 2-14-1

Clause 2.16.2
Clause 5.2.1.3
Clause 5.6.1.2
Clause 6.8 (Specified Perils)
Clause 6.15.2
Schedule 2, paragraph 4
Schedule 3, paragraphs A.4.2, A.5.2, B.3.2 and C.4.2
Schedule 5, Part 1, paragraphs 1.2, 4 and 8.2
Schedule 5, Part 2, paragraphs 1.1.1, 1.1.2, 1.1.3, 7, 11 and 12.2
Schedule 7, paragraphs C.1.1.1, C.1.1.2, C.1.3, C.1.4, C.4, C.5.2, C.5.3 and C.6.1.1

Amendment 1 is separately available and is also included in Revision 1.