

New RIBA Building Contracts 2018

The Royal Institute of British Architects (RIBA) have recently published new versions of their two Building Contracts released in November 2014. Specifically tailored for construction projects these contracts are simple, comprehensive and effective.

The Domestic Building Contract (DBC) is aimed at all domestic (non-commercial) projects, including renovations extensions, maintenance and new buildings.

The Concise Building Contract (CBC) is designed for commercial projects. It can be used in both the private and public sectors, as it includes optional provisions dealing with official secrets, transparency, discrimination and bribery as normally required by public sector clients.

These two contracts allows for:

- cooperation between a client and a contractor
- efficient management of the project
- balance of risk between the parties of the contract
- the option to design parts of the building projects by the contractor
- control on timely realisation

The 2018 revisions of these contracts are based

on feedback from contractors, architects, lawyers and other parties involve in building sector. The review considered a number of topics and here is brief summary:

1. Contract Conditions - there are some changes to procedures
2. Updates to reflect changes in law, for instance the Consumer Rights Act 2015 and CDM Regulations 2015
3. Improved guidance notes
4. The Contract Details and Conditions - has been reviewed and are more consistent between both contracts.
5. A checklist has been added to both contracts

You can create an account and download contracts here: www.architecture.com/riba-contracts.

(Source: NBS)

