- Preface p. vii
- References p. viii
- Acknowledgements p. ix
- Part 1 General
- 1 Introduction p. 3
- 1.1 Breaches of contract p. 3
- 1.2 Liquidated damages and penalties p. 4
- 1.3 Genuine pre-estimate of loss p. 7
- 1.4 Agreed nature of damages p. 8
- 1.5 Exhaustive remedy p. 8
- 1.6 Extensions of time p. 9
- 1.7 Prevention p. 10
- 1.8 Relationship to claims p. 10
- 1.9 The Multiplex case p. 11
- 1.10 Additional time for the employer p. 12
- 1.11 Liquidated damages other than for delay p. 13
- 2 Time in contracts p. 14
- 2.1 Problems with terminology p. 14
- 2.2 Conditions and warranties p. 15
- 2.3 Termination p. 18
- 2.4 Time for performance p. 21
- 2.5 Time of the essence p. 23
- 2.6 Notice making time of the essence p. 28
- 2.7 Time at large p. 29
- 2.8 Reasonable time p. 29
- 2.9 Fixing time by reference to express terms p. 30
- 3 Damages for late completion p. 31
- 3.1 Liquidated and general damages distinguished p. 31
- 3.2 Principles of general damages p. 32
- 3.3 Alternative remedies p. 38
- 3.4 Can general damages exceed liquidated damages? p. 42
- 3.5 Under-liquidation of damages p. 43
- 3.6 Double damages p. 46
- 3.7 Liability for damages in tort p. 49
- 4 Liquidated damages and penalties p. 52
- 4.1 Penalties p. 52
- 4.2 Liquidated damages p. 53
- 4.3 Liquidated damages and penalties distinguished p. 56
- 4.4 Pre-estimates of damage p. 65
- 4.5 Holding costs of accumulated expenditure p. 73
- 4.6 Benefits to the employer p. 74
- 4.7 Bonus clauses p. 75
- 4.8 Site occupation charges p. 78
- 5 Prevention p. 81
- 5.1 Principle of prevention p. 81
- 5.2 Need for extension of time provisions p. 83

- 5.3 Defining an act of prevention p. 86
- 5.4 Prevention after the completion date p. 88
- 5.5 The Balfour Beatty v. Chestermount case p. 89
- 5.6 Effect of late variations on unliquidated damages p. 92
- 6 Legal construction of liquidated damages clauses p. 93
- 6.1 Rules of construction p. 93
- 6.2 Contra proferentem rule p. 95
- 6.3 Restrictions on implied terms p. 97
- 6.4 'Catch all' phrases p. 98
- 6.5 Inconsistencies in drafting p. 101
- 6.6 The admissibility of evidence p. 103
- 7 Effects of determination p. 105
- 7.1 The question of continuing responsibility p. 105
- 7.2 British Glanzstoff p. 105
- 7.3 Contractual provisions p. 106
- 7.4 Novations p. 107
- 7.5 Summary on liquidated damages p. 108
- 7.6 Determination and limitation on liability p. 108
- 8 Problems with sectional completion p. 110
- 8.1 Discovering the parties' intentions p. 110
- 8.2 Proportioning down clauses p. 110
- 8.3 Provisions for sectional completion p. 111
- 8.4 Requirements not fully specified p. 112
- 9 Application to sub-contractors p. 115
- 9.1 Effect of 'stepping-down' provisions p. 115
- 9.2 Can there be a genuine pre-estimate of loss? p. 116
- 9.3 Commercial considerations p. 117
- 9.4 Nominated sub-contracts p. 118
- 10 Recovery of liquidated damages p. 124
- 10.1 When do liquidated damages become payable? p. 124
- 10.2 Meaning of completion p. 127
- 10.3 Certificates and conditions precedent p. 132
- 10.4 Methods of recovery p. 136
- 10.5 Time limits on recovery p. 138
- 10.6 Interest on repayment p. 139
- 11 Defences/challenges to liquidated damages p. 141
- 11.1 Benefits of precedents p. 141
- 11.2 Extension of time due p. 142
- 11.3 Completion achieved earlier than certified p. 144
- 11.4 Certificates not valid p. 146
- 11.5 Conditions precedent not observed p. 153
- 11.6 No date for commencement p. 153
- 11.7 Prevention p. 154
- 11.8 Penalties p. 155
- 11.9 Provisions void for uncertainty p. 156
- 11.10 Waiver/estoppel p. 156

- 11.11 Unfair Contract Terms Act 1977 p. 158
- 12 Extensions of time p. 162
- 12.1 Purposes of extension provisions p. 162
- 12.2 Notices, applications and assessments p. 163
- 12.3 Time for granting extensions p. 168
- 12.4 Application to claims p. 171
- 12.5 Proof of entitlement p. 173
- 12.6 The liability of certifiers p. 179
- 13 Relevant events p. 180
- 13.1 Force majeure p. 180
- 13.2 Adverse weather p. 182
- 13.3 Civil commotion, strikes etc. p. 184
- 13.4 Damage to the works p. 186
- 13.5 Sub-contractors p. 187
- 13.6 Non-availability of resources p. 189
- 13.7 Statutory undertakers' works p. 189
- 13.8 Other special circumstances p. 191
- 13.9 Statutory powers p. 191
- 13.10 Possession and access p. 192
- 13.11 Late issue of drawings and instructions p. 193
- 13.12 Variations and extra works p. 196
- 13.13 Compliance with instructions p. 196
- 13.14 Specified breaches p. 197
- 14 Concurrent and culpable delays p. 198
- 14.1 Meaning of culpable delay p. 198
- 14.2 Meaning of concurrent delay p. 198
- 14.3 Causation p. 199
- 14.4 Application to construction contracts p. 200
- 14.5 Alternative approaches to concurrent delays p. 202
- 14.6 Extensions when in culpable delay p. 205
- 15 Programmes and method statements p. 207
- 15.1 Status of contractor's programmes p. 207
- 15.2 Programmes and contractor's rights p. 207
- 15.3 Shortened programmes p. 210
- 15.4 Method statements p. 211
- Part 2 Standard Forms of Contract for Building and Civil Engineering Works and Process and Plant Contracts
- 16 Building forms p. 217
- 16.1 Standard Form of Building Contract JCT 80 p. 218
- 16.2 JCT Intermediate Form of Building Contract IFC 84 p. 232
- 16.3 JCT Agreement for Minor Building Works 1980 p. 237
- 16.4 Standard Form of Building Contract with Contractor's Design JCT 81 p. 239
- 16.5 JCT Fixed Fee Form of Prime Cost Contract p. 244
- 16.6 JCT Management Contract 1987 Edition p. 246
- 16.7 JCT Works Contract Conditions 1987 p. 248
- 16.8 JCT Standard Form of Measured Term Contract 1989 p. 253

- 16.9 GC/Works/1: Edition 3 The Government General Conditions of Contract for Building and Civil Engineering p. 255
- 16.10 ACA Form of Building Agreement BPF 1984 Edition p. 259
- 16.11 JCT Nominated Sub-Contract NSC/C p. 263
- 16.12 BEC/FASS/CASEC Domestic Sub-contract DOM/1 p. 269
- 17 Civil Engineering Forms p. 275
- 17.1 ICE Conditions of Contract 5th Edition p. 276
- 17.2 ICE Conditions of Contract 6th Edition p. 282
- 17.3 ICE Conditions of Contract for Minor Works 2nd Edition p. 290
- 17.4 FIDIC Conditions of Contract for Works of Civil Engineering Construction 4th Edition p. 293
- 17.5 The New Engineering Contract (NEC) 2nd Edition p. 297
- 17.6 FCEC Form of Sub-contract (the Blue Form) p. 305
- 18 Process and Plant Forms p. 308
- 18.1 MF/1 General Conditions of Contract p. 309
- 18.2 IChemE Red Book 1995 Edition p. 319
- Table of Cases p. 324
- Index p. 332