How to review a Construction Contract

Suggested Keyword Search Terms

The list of keywords below is intended to provide a starting point only, and to potentially assist you in formulating your own list. This list is not exhaustive. There are likely to be other areas of risk in your contract that will not be identified through these search terms. This list is not a substitute for reading the contract or obtaining legal advice.

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| --- | --- |
| POTENTIAL RISK AREA | SEARCH TERMS |
| 1. **Design**
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|  |  |  |
| --- | --- | --- |
| fit for | australian standard | code |
| suitable for | ESD | NABERS |
| intended purpose | LEED | WELLS |
| stated purpose | building code | sustainable development |
| purpose | BCA | green star |
| contemplated use | NCC | design |
| legislative requirement | national code | statutory requirement |

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| 1. **Pricing**
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|  |  |  |
| --- | --- | --- |
| examin | minor | accura |
| discrepen | buildability | incidental |
| inconsis | analys | constructability |
| error | ambig | prevail |

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| 1. **Latent conditions**
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|  |  |  |
| --- | --- | --- |
| latent cond | assess | site information |
| ground condition | test | examin |
| hazardous | existing building | investig |
| asbestos | site condition | verif |
| inspect | surrounding | enquir |
| test | weather | check |
| reliance info |  |  |

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| 1. **Delays**
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|  |  |  |
| --- | --- | --- |
| compensable cause | act of prevention | disruption |
| EOT | qualifying cause | delay event |
| delay damages | delay costs | day |

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| 1. **Subcontractors**
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|  |  |  |
| --- | --- | --- |
| other contractor | landlord | principal contractor |
| separate contractor | novat |  |

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| 1. **Other**
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|  |  |  |
| --- | --- | --- |
| indemni | warrant | excepted risk  |
| consequential loss | approval | liquidated dam |
| entire agreement | supersede |  |

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