
Index

Aalborg CSP A/S v Ottoway Engineering Pty Ltd
service of payment claims in, 25–38

Abergeldie Contractors Pty Ltd v Fairfield City Council
impact of “date of practical completion” on validity of payment claim, 39–52

Adjudication
commencing, 304
on deeming provision, 144–153
definition of, 298–299
definition of “construction work”, 273–308
dispute a prerequisite for, 304
enforcement of judgments without notice, 53–78
imposition of onus of proof on respondent, 345–357
jurisdictional error, 309–344
on “pay when paid” subcontract, 135–143
procedural fairness and, 405–418
requirement to provide reasons, 442–451
review of decisions, 109–134, 300–301
set-offs based on previous unlawful deductions, 309–344
time limits for, 532–548

Aesthetic defects
claims for rectification of, 101

Alternative dispute resolution *see* **Adjudication; Arbitration; Dispute resolution**

Arbitration
early construction law cases, 83
international, application in, 227–248

Australian Building Codes Board
develops performance-based BCA, 372–373

BAA plc
insuring Heathrow Terminal 5, 260, 262

Bank guarantees *see* **Performance bonds**

Bell, Matthew
awarded Hudson Prize, 81

Bonds *see* **Performance bonds**

Book review
Estoppel by Conduct and Election (Handley), 458–463

Breach of contract
damages for, 92–108
defective work emerging long after, 263–272
single vs multiple breaches, 265–266

technical, claims for rectification, 164–165, 169–170
where no economic loss is sustained, 159–178

Building and Construction Industry Security of Payment Act 1999 (NSW)
on “date of practical completion”, 39–52
determining unreasonableness in light of, 345–357
responses to claim that payment claim has been served, 25–38
whether a judgment can be enforced without giving notice, 53–78

Building Products Innovation Council
recommendations by, 364–365

Building Provisions
contracting out of, 269–270
function of, 266–267

Buildings
safe design and construction, 362–377

Candour, duty of
on ex parte application, 65–73

Causation inquiry
in insurance law, 382–383

Certification
engineer’s role in, 180

Certiorari
for error of law, 116–134

Circuity of action
in insurance law, 397

Cladding Task Force
insurance policy implemented by, 258–259

Commercial law
rise of arbitration in, 82–91

Competition and Consumer Act 2010 (Cth)
in *Aalborg CSP A/S v Ottoway Engineering Pty Ltd*, 25–38

Compliance
legal approach to, 369

Consortium agreements
provision of performance bonds, 230–231

Construction Contracts Act 2004 (WA)
on adjudicator’s determination, 299–300
on adjudicator’s jurisdiction, 290–292
commencing adjudication under, 304
contractual duties under, 306–308

Construction Contracts Act 2004 (WA) – continued
 definition of “construction work”, 273–308
 determination of payment disputes under, 329–330
 dismissal of payment claims under, 305–306
 dismissal under, 305–306
 duties in addition to obligations, 306–308
 enforcing determinations under, 300
 overview of operation, 295–304
 payment amount affected by jurisdictional error, 309–344
 retention provisions, 303
 right of judicial review under, 300–301
 set-offs based on previous unlawful deductions, 309–344
 statutory provisions, 329–330

Construction industry

disputes as treaty claims, 469–484

Construction risk

transfer from construction to operational risk, 13–24

Construction work

definition of, 273–308
 insuring risk in, 378–404

Contractors

definition of, 297
 relation with Engineer to the Contract, 185–186

Contractor’s All Risks (CAR) insurance policy

insuring Heathrow Terminal 5, 260
 operation of, 379–398
 problems with, 258–260

Contracts

in *Abergeldie Contractors Pty Ltd v Fairfield City Council*, 39–52
 adjudicator’s duty to consider, 442–451
 breach without economic loss, 159–178
 claims for damages made under, 5–12
Construction Contracts Act 2004 (WA), 273–308
 “construction work” in construction contracts, 273–308
 contents of, 300–301
 contract superintendent model, 3–4
 contracting out of Building Provisions, 269–270
 contracting out of legislation, 267–268
 contracting out of Limitation Acts, 268
 definition of “construction contract”, 296–297
 effect of choice of law on limitation periods in, 270–271
 enforceability of extended promises in, 263–272
 engineer’s role in, 180–183
 fair enforcement of, 82–91
 impact of phrase “arising from a failure to take reasonable care”, 8–11
 impact of policy regarding practical completion on insurance claims, 13–24

Insurance Contracts Act 1984 (Cth), 401–403
 insurance issues, 253–262
 interpretation issues, 87–88
 meaning of “date of practical completion”, 39–52
 obligations regulated under, 227–248
 “pay when paid” provisions, 135–143
 purpose vs letter of, 103–104
 repudiation of, 502–531
 require valid reference date, 39–52, 144–153
 restricting recourse to performance bonds, 191–217
 security of payment in, 25–38
 time limit for adjudication, 532–548
 unworkable conditions, 442–451

Cross liability clauses

in insurance law, 394–395

Damages

“arising from a failure to take reasonable care”, 8–11
 for breach of construction contracts, 92–108
 for breach of contract without economic loss, 159–178
 claims made purely under contract, 5–12
 for misleading and deceptive conduct, 485–501
 nature and origin of proportionate liability, 6–8

Date of practical completion *see* Practical completion

Decennial liability insurance

function of, 260–261

Defective work and materials

insurance cover for, 385–389
 latent defects, 263–272
 limitation periods for, 264–267
 rectifying minor defects, 99–101

Delay

time extensions when no notice of delay served, 464–468

Design

allocating risks of flaws in, 263–272
 for safer buildings, 362–377

Determinations

definition of, 342
 reasonableness of, 345–357
 requirement to provide reasons for, 442–451

Disclosure obligations

in professional indemnity insurance, 404

Discretionary relief

grounds for awarding, 72–73

Dishonesty *see also* **Misleading and deceptive conduct**

in professional indemnity insurance, 403

Dispute resolution

adjudication of payment disputes, 280, 304, 345–357
 definition of “payment dispute”, 296, 304, 342
 disputes as treaty claims, 469–484
 retention money and, 303–304
 time limit for adjudication, 532–548

Domestic building insurance

in Victoria, 257–258

Duty of care

negligence and, 419–441

Duty of good faith *see* **Good faith doctrine****Efficient Breach theory of contract**

implications of, 174–176

Enforcement

of contractual obligations, 82–91
 of determinations, 300
 of extended promises in construction contracts, 263–272
 whether requires notice of judgment, 53–78

Engineers

liability of for damages, 500–501
 role in New Zealand, 179–190

England *see* **United Kingdom****Errors of law**

availability of review for, 109–134
 on “pay when paid” subcontract, 135–143

Estoppel

arguable defence of, 36–37
 payment claim relying on, 25–38

Estoppel by Conduct and Election (Handley)

book review, 458–463

Ex parte orders

duty of candour on, 65–73
 made without full disclosure, 53–78

Exclusion clauses

in professional indemnity insurance, 400–401

Expert determinations

proper application of, 83

Extended promises

enforcement of, 263–272

Fairness

obligation of Engineer to the Contract, 183–185

False representations *see* **Misleading and deceptive conduct****Fitness for purpose**

of conventional insurance, 253–262

Fortuity principle

Contractor’s All Risks (CAR) insurance policy, 380–382

France

decennial liability insurance, 260–261

Garnishee orders

setting aside, 53–78

Good faith doctrine

in professional indemnity insurance, 403–404

Hackitt Report (UK)

into high-rise building safety, 363–364

Heathrow Terminal 5

insuring, 260, 262

High Court decisions

for breach of contract without economic loss, 159–178
 on Building Provisions, 269
 on departure from contractual specification, 103, 106
 on equitable relief, 86–89
 on insurance contracts, 400–404
 on Limitation Acts, 268
 on security of payment, 455
 on severance, 323, 334–336

High-rise buildings

evolution of over time, 366–369

Hudson Prize 2017

awarded to Matthew Bell, 81

ICSID Convention

claims under, 470–471

Impartiality

obligation of Engineer to the Contract, 183–185

Indemnity

breach of, 266
 claim for damages arising under, 5–12

Insurance issues

- alternative approaches to, 260–262
- in construction projects, 253–262
- domestic building insurance, 257–258
- impact of date of completion on claims, 13–24
- importance of insurance for construction contracts, 254–255
- insuring Heathrow Terminal 5, 260, 262
- insuring risk in construction projects, 378–404
- PI insurance, 255–259
- professional indemnity insurance, 398–403

Interlocutory injunctions

- pending High Court determination, 218–226
- refusal to grant, 191–217
- restricting recourse to performance bonds, 227–248

International arbitration

- application to claim relief, 227–248
- disputes as treaty claims, 469–484

Investment arbitration

- introduction to, 469–470

Judicial process

- in dealing with commercial cases, 82–91
- enforcement of judgments without notice, 53–78

Judicial review

- of adjudication determinations, 273–308
- for errors of law, 109–134, 135–143
- right of under CCA, 300–301

Jurisdictional issues

- adjudication, 405–418
- definition of “construction work”, 273–308
- payment amount affected by jurisdictional error, 309–344
- Supreme Court of NSW, 109–134

Lacrosse Apartments

- fire at investigated, 364

Latent defects

- effect on limitation periods, 263–272

Liability *see also* Proportionate liability

- for breach of professional duty, 256
- of engineers for damages, 500–501
- for latent defects, 263–272
- in professional indemnity insurance, 398–400

Limitation Acts

- contracting out of, 268, 270–271
- limitation periods for defective work, 264–267, 270–271
- waiving limitation periods in, 263–272

Local councils

- duty of care and, 419–441

Melbourne

- evolution of high-rise buildings in, 366–369

Misleading and deceptive conduct

- as an answer to payment claim, 25–38
- arguable defence of, 37–38
- in commercial cases, 89–90
- what constitutes, 485–501

Murray Review

- report of, 157–158

National Construction Code (NCC)

- call for amendments to, 363

“National Model Building Act”

- attempts to introduce, 370–372

Negligence

- duty of care and, 419–441

New South Wales

- “National Model Building Act”, 372–374

New Zealand

- Engineer to the Contract role, 179–190

Non-compliance

- does not mean invalidity, 544–546

Notices of contention

- on time limit for adjudication, 533–534, 546–547

Notices of delay

- failure to serve, 464–468

Notices of judgment

- whether enforcement requires, 53–78

Objective theory of contract

- benefits of, 173–174

Obligations

- definition of, 281, 296

Occupation certificates

- duty of care in issuing, 419–441

Onus of proof

- imposition of, 345–357

Operational risk

- transfer from construction to operational risk, 13–24

“Pay when paid” provisions

subcontract invalidated by, 135–143

Payment claims

affected by jurisdictional error, 309–344
 definition of, 281, 297–298, 342
 prior to reference date, 144–153
 reasonableness of adjudication regarding, 345–357
 reference dates and, 144–153
 responses to, 25–38
 role of terminology in, 273–308
 valid reference date required, 39–52
 validity of, 39–52
 without notice, enforcement of judgments regarding, 53–78

Performance bonds

application for recourse to, 218–226
 application to restrain, 227–248
 decisions on, 456
 restricted recourse to, 191–217

Practical completion

constitution of, 13–24, 39–52
 impact of date on insurance claims, 13–24
 meaning of “date of practical completion”, 39–52

Principals

definition of, 297
 project testing and commissioning by, 13–24
 relation with Engineer to the Contract, 187

Procedural fairness

adjudication and, 405–418

Professional indemnity insurance

operation of, 398–403

Progress claims and payments *see* **Payment claims****Property damage**

in insurance law, 383–384, 390–393

Proportionality

time bars and, 464–468

Proportionate liability

assessment of, 97–99, 104–105
 for claims made under contract, 5–12
 meaning of “arising from a failure to take reasonable care” regarding, 8–11
 nature and origin of, 6–8
 for reinstatement work, 161–162

Quantity surveyors

evidence used to assess quantum meruit, 502–531

Quantum meruit claims

after repudiation of contract, 502–531

damages vs., 457

Reasonableness

of adjudicator’s determinations, 345–357
 of claiming for rectification, 161–172
 of rectification requests, 92–108

Rectification work

reasonableness of requesting, 92–108, 161–168

Regulation

for safer buildings, 362–377

Restitution

after repudiation of contract, 502–531

Retention money

in payment disputes, 303–304

Review of Security of Payment Laws – Building Trust and Harmony

review of, 157–158

Risk

allocating risks of defective work, 263–272
 in construction projects, insuring, 378–404
 transfer from construction to operational risk, 13–24

Safety issues

building design and construction, 362–377

Security of payments legislation

determining unreasonableness in light of, 345–357
 enforcement of judgments without notice, 53–78
 express contract provisions, 25–38
 grounds for response to payment claim, 25–38
 requirement of valid reference date in, 39–52
 review of decision, 109–134
 set-offs based on previous unlawful deductions, 309–344
 valid reference date required by, 39–52

Set-offs

based on previous unlawful deductions, 309–344

Severance

of payment amount affected by jurisdictional error, 309–344
 principles of, 332–336

Singapore

Society of Construction Law Annual Conference, 361

Society of Construction Law Australia

Annual Conference, 251–252

Special leave

applications for, 218–226

Statutory law

intrinsic materials in interpreting, 532–548
security of payments legislation, 25–38
unreasonableness in light of, 345–357

Subrogation, waiver of

in insurance law, 395–397

Subsidence

of certified slab, 485–501

Substantial performance

damages for breach and, 92–108

Supreme Court of NSW

supervisory jurisdiction of, 109–134

“System based” regulation

for safety, 374–377

Time bars

proportionality and, 464–468

Time limits

for adjudication, 532–548

Treaty claims

disputes viewed as, 469–484

Trigger theories of coverage

in insurance law, 389–393

United Kingdom

breach of contract where no economic loss,
159–178
Hackitt Report, 363–364
time extensions when no notice of delay served,
464–468

Unreasonableness *see* Reasonableness

Utmost good faith *see* Good faith doctrine

Valuation

on quantum meruit basis, 509–515

Victoria

building insurance in, 253–262
Lacrosse Apartments fire, 364
“National Model Building Act” in, 370–372

Waiver of subrogation

in insurance law, 395–397

Works insurance

policies for, 257–260