

CONTRACTS SOLD AT THE MASTER BUILDERS INFORMATION CENTRE

ACT USE ONLY

ACT Home Building Contract

This is a lump sum contract for residential construction designed specifically for the ACT.

Project Management Contract

This contract is for a Project Manager who acts in a Management role as an agent of the Principal. They organise and administer the project using contracts between the Principal and designers, builder or trade contractors. Can be used for both Residential and Commercial construction

Minor Works Contracts

Lump sum contract for use in alterations and additions where the value of work is less than \$25,000.

ACT AND NSW USE

BC4

A lump sum contract for residential new home & major renovation construction in NSW

BC3

A lump sum contract for Commercial construction in ACT & NSW.

Cost Plus Contract

Contract for use where the builder is paid the actual cost plus a fee calculated as a percentage of the actual cost. There are both Residential and Commercial versions. Used in both ACT & NSW.

Construction Management Contract (CM1)

This is where the construction manager manages the building works on behalf of the client. Not suitable for Residential jobs.

Trade Contract (TM1)

Is a trade contract for use in conjunction with the CM1.

Standard Trade Contract (STC)

Come in pads of 5 and is a contract for use between builders and sub contractors.

Decon 2

Contract between a Principal and Contractor where the Contractor is required to do a significant amount of design of the work to be constructed..

ABIC Head Contracts

These are Architect administered contracts for projects of varying sizes and they have subcontracts available which are matching. If used for residential work, refer to special conditions included.

There are 3 types based on job cost.. They are:

Basic works (BW1) Head Contract

For jobs up to \$50000. Comes in a set of three with a matching set of 2 sub contracts available.

Simple Works (SW1) Head Contract

For jobs valued from \$50000 to \$3 M. Comes in set of 3 with matching set of 2 sub contracts available

Major Works (MW1) Head Contract

For jobs valued from \$250000 to \$25 M. Comes in a set of 3 with a matching set of 2 sub contracts available.

