Cost Plus Contract
CP 2019 for Housing and Commercial
Cost plus contract where the builder passes on the costs of the project as they arise (the “Actual Cost”). The builder charges a fee to cover its supervision, overheads and profit. The fee can be a percentage of the Actual Cost, or a fixed fee.

This contract can be used for both residential and commercial projects. (Cost plus contracts are exempt from most provisions of the Home Building Contract Act. CP 2019 complies to the extent required by the Act, particularly the requirement to arrange home indemnity insurance for residential projects.)

The contract is directly between builder and owner and does NOT provide for an architect or superintendent providing administration on the owner’s behalf.

Home Building Works
HBW 2019 for Housing
Lump sum contract for housing projects between $7500 and $500,000. Contracts for residential building within this price range must include conditions required by the Home Building Contracts Act. HBW 2019 complies with the Act.

In keeping with common practice in the housing sector, it provides for progress claims at specific stages of the project, but also has an option for monthly claims.

The contract is directly between builder and owner and does NOT provide for an architect or superintendent providing administration on the owner’s behalf.

Small Home Building Works
SHBW 2019 for Housing
This is a shorter version of the HBW lump sum contract. It also complies with the Home Building Contracts Act and is suitable for small housing projects such as renovations, alterations and additions up to about $75,000.

The contract is directly between builder and owner and does NOT provide for an architect or superintendent providing administration on the owner’s behalf.

Residential Building Works
RBW 2019 for Housing including multi-residential
Lump sum contract for housing projects, including multiple units, where the contract sum is $500,000 or more.

While not required to comply with the Home Building Contracts Act, this contract is similar to much of the HBW lump sum contract.

The contract is directly between builder and owner and does NOT provide for an architect or superintendent providing administration on the owner’s behalf.

Medium Works Contract
MWC 2019 for Commercial
Lump sum contract, the terms and conditions of which are in keeping with commercial sector practice. It includes conditions for retention and liquidated damages and provides for progress claims at regular intervals, rather than at stages of the project.

It can be used for housing projects but strictly only where the price is $500,000 or more (that is, outside the scope of the Home Building Contracts Act).

Depending on the project’s nature, the contract can be used for jobs in the hundreds of thousands through to multi-million-dollar builds.

The contract is directly between builder and owner and does NOT provide for an architect or superintendent providing administration on the owner’s behalf.

Standard Specifications
Brick (Ancillary document not contract)
Standard specification for use in conjunction with drawings and head building contract in construction of predominantly brick structures.

Standard Specifications
Framed (Ancillary document not contract)
Standard specification for use in conjunction with drawings and head building contract in construction of predominantly framed structures. (Does provide for brick work)