

The absolute necessity of a building contract

A professional building contract is an absolute necessity for anyone planning a renovation or maintenance work on a building. The contract ensures your guarantees for the quality of work and for the reliability and maintainability of the building installations.

Professional contract drafted in advance

To get the necessary guarantees a professional contract needs to be drafted in advance, tailored to the specific quality of work you want and to the reliability and maintainability you expect from the building installations. This should be done before you obtain quotations from builders. In this case your building contract will specify the desired quality for every new part of the building.

Specifications

Making your specifications clear at the outset enables you to:

- get competitive bids from several builders;
- get standards agreed upon enabling you to check the quality of work in progress at any time, and after completion;
- get guarantees from the builder against inadequate work or poor durability.

An ounce of prevention is worth a pound of cure

A specified building contract such as I would draft for you allows you to avoid disputes. This is very important as can be seen where people do not take the precaution of drafting a building contract, thinking that it will save them some money. In fact not having a building contract can cost you a lot of wasted money and energy if disputes arise. Disputes occur frequently if a good building contract is not made in advance. In the Netherlands these disputes often end up in a court of law, or in arbitration by the Dutch Council of Construction Arbitration. Since the year 2000, about a thousand of these cases have been brought before the Council of Construction Arbitration each year. Many of these disputes could have been avoided with a detailed building contract.

Precision on all four counts

With a building contract drafted by me, you have the four essentials dealt with giving you a high quality of work without risk of disputes. You get the following conditions stipulated:

1. the procedure the builders have to comply with during the bidding process;
2. the quality of work that should be delivered by the builder;
3. the administrative conditions under which the work should be done;
4. the safety procedures the builder has to comply with during construction.

For your building contract or for objective and impartial engineering advice, please call engineer J. Clarijs in Amsterdam. I have been a member of the Nederlandse Vereniging van Bouwkostendeskundigen (NVBK) since 1994, this being the Dutch national institute representing engineers who have specialised in construction economics.

INGENIEURSBUREAU CLARIJS

Haarlemmerweg 195 H
1051 LC Amsterdam Nederland
Telefoon: (020) - 6.84.11.21
E-mail: ingelars@xs4all.nl
www.ingenieursbureauclarijs.nl
KvK Amsterdam nr. 34306004

Contractstukken voor onderhoud en renovatie op basis van de STABU²-systematiek.
Meerjaren-onderhoudsplanningen voor panden.
Raamcontracten voor onderhoud van installaties van panden.
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