

Table. Special Conditions to the HIA Northern Territory Residential Building Contract for Alterations and Additions

Description of Provision	Amended HIA NT Residential Alterations and Additions	ABIC SW 2018 H Contract
Security	New Clause 6A	Part C
Obligations of the Builder	New Clauses 2.4, 2.5 and 11B.7	Clause A2
Owner to appoint an Architect	New Clause 11A	Clause A4.1(d), (e) and (f) and A4.2
Warranties by the Owner	New Clause 15.3	Clause A5.5
Architect to administer Contract	New Clauses 11B and 35.2A	Clause A6
Architect's instruction	New Clause 11C	Clause A7
Disputing Architect's certificate or written decision	New Clause 11D	Clause A8
Disputing Architect's failure to act	New Clause 11E	Clause A9
Failure to give certificate, written decision or notice is not acceptance	New Clause 11F	Clause A10
Discrepancies or omissions in documents	New Clause 37.2	Clause B1
Order of precedence of documents	New Clauses 37.1 and 37.3	Clause B2
Risk	New Clause 28	Part D
Public liability insurance	New Clause 29	Clause E1
Contract works insurance	New Clause 29A	Clause E2
Entitlement to input tax credit	New Clause 29B	Clause E3
Insurance cover	New Clause 29C	Clause E4
Builder and Owner not to affect Insurance	New Clause 29D	Clause E6
Worker's Compensation and employer's liability insurances	New Clause 29E	Clause E7
Insurance claims	New Clause 29F	Clause E8
Payment of excess	New Clause 29G	Clause E9
Home Building Certification insurance	New Clause 29H	Clause E11
Builder and Owner must supply copies of Official Documents	New Clause 18A	Clause B3
Builder's Program	New Clause 6B	Clauses G5 and G6
Change in relevant legislation	New Clauses 14.1 to 14.3	Clause R10
Variations	New Clauses 11.1 to 11.17	Clauses J1 to J7 <i>* See note below</i>
Builder entitled to make claim for Official Document	New Clause 11.18	Clause J8
The Building Site	New Clauses 8.1 to 8.3	Clauses F1 and F2
Site Information and Latent Conditions	New Clause 24	Clauses F3 to F7

Description of Provision	Amended HIA NT Residential Alterations and Additions	ABIC SW 2018 H Contract
Subcontracting	New Clause 16.2	G4
Testing	New Clause 19	Clauses G7 and G8
Ownership of unfixed or demolished materials	New Clause 27	Clause G9
Payment for the works	New Clauses 3.4 to 3.31	Clauses N1 to N14
Interest on overdue amounts	New Clause 3A	Clause N15
Provisional Sums and Prime Cost Sums	New Clause 5	Part K
Extensions of time	New Clauses 10.6 to 10.16	<p>Part H and Clauses L6.2 and L6.3</p> <p><i>*Note: Extension of preconditions for making an EOT claim to variations (provisions familiar from ABIC (per Sections H, J, L) not adopted).</i></p> <p><i>ABIC clauses H1.2 and H1.3 are not specifically set out in full, instead relying on the existing EOT and variation provisions in the underlying HIA contract.</i></p> <p><i>Causes of delay entitling the builder to an EOT (have not been adopted to ABIC causes of delay and allowance mechanism - unreasonable EOT entitlements from the HIA contracts deleted only).</i></p>
Completion	New Clause 17	Clauses M1 to M8
Builder to correct defects and finalise Building Works	New Clause 18	Clauses M11 and M12
Liquidated damages	New Clause 10A	Clauses M9 and M10
Defects Liability Period	New Clause 20	Clauses M13 and M14
Owner may take possession of the Building Site	New Clause 2.6	Clause Q3.3
Assignment of Builder's rights	New Clause 2.7	Clause Q4
Each party must continue to perform its obligations	New Clause 34.1A	Clause P1
Legal rights	New Clause 34.1B	Clause P4