**Activity 1 answers**

1. **What is the main purpose of using a standard building contract in a construction project?**

The main purpose is to set out what each party (like the builder and client) is supposed to do, how much it will cost, and how long it will take. It helps avoid confusion and protects everyone by clearly stating the rules.

1. **What are JCT contracts and when were they first introduced?**

JCT contracts are a type of building contract first introduced in 1931. They are some of the most commonly used in England and Wales.

1. **Why are there different versions of JCT contracts (e.g. major, intermediate, minor)?**

Because projects come in different sizes and complexities. Major works are used for big commercial projects, intermediate for simpler ones, and minor works for smaller domestic jobs.

1. **Give one advantage and one disadvantage of using a JCT contract.**

Advantage: It is well-tested in court and clearly sets out responsibilities.  
Disadvantage: The language is formal and can be hard to understand, especially for small contractors.

1. **What is the main aim of NEC contracts?**

NEC contracts aim to encourage teamwork and flexibility. They are written in simpler language and focus on solving problems early.

1. **What type of projects are NEC contracts often used for?**

Public projects like schools, sports halls, and other big government buildings.

1. **Name two features of NEC contracts that help manage risks.**
2. Risk register – lists things that could go wrong and how to handle them.
3. Secondary clauses – allow things like penalties for finishing late (liquidated damages).
4. **How is the JCT approach different from the NEC approach?**

NEC contracts are designed to be flexible and encourage teamwork. They can be adapted to suit different types of projects by choosing different optional clauses. They also help manage risks early by using tools like risk registers and regular communication. JCT contracts are more traditional and set out fixed roles and responsibilities. They are less flexible, which can make it harder to deal with unexpected changes during the project.

1. **Which type of contract might be better for a large, changing project – JCT or NEC? Explain why.**

NEC might be better because it can adapt more easily to changes and has tools to manage risks and solve problems quickly.

1. **Why did the Royal Institute of British Architects (RIBA) create their own contracts?**

To make contracts easier to read and understand than JCT or NEC contracts, especially for people not used to legal language.