

A STUDY OF BUILDING AND CIVIL ENGINEERING CONTRACTS USED IN CYPRUS

by

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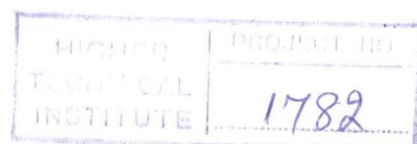
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INTRODUCTION

Contracts. For some a word which means nothing much. For others a matter of life or death !!

A single word which when allowed to develop may become a building, a dam, airport or any other project.

The need for using contracts has arisen throughout the years due to the numerous and continuous arguments and disputes which occurred, during the construction of any building or project, between the different parts eg: Employer, Architect, Engineer, Contractor etc.

The formation of the Association of Civil Engineers and Architects and the Building Contractor's Association has caused dramatic changes in the life of the building industry in Cyprus. The disputes were put aside and a new approach towards their common interests began. The Building Contract used in Cyprus was the result of this new approach and co-operation.

Ever since then, in the construction industry contracts are becoming more and more common. The projects that are carried out in the absence of a contract are extremely few and this number has been decreasing dramatically throughout the years.

However, the presence and signing of a contract is not an easy task. A contract is binding for the different parts involved and hence a good knowledge of the contents of the contracts is extremely important.

Thousands or even millions of pounds are involved in a contract and many are the cases reported in court due to disputes on the contents of the contract. Disputes that arose at a later stage due to lack of knowledge of the details in the contract at the first stage.

Hence, the question rising is : How many of the people involved in the construction industry are familiar with the details of the specific contracts used?

Contracts may sometimes proved to be very complicated which is the reason why several large companies chose to hand these contracts to expert Lawyers.

The aim of this project is to consider the Building Contracts used in Cyprus and analyse their main differences and similarities.

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