

White Paper Conference Construction Disputes

To what extent can you rely on force majeure relief in relation to supply chain disruption, e.g. BREXIT, Covid and the Ukraine Conflict?

Tuesday, 27th September 2022

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Disruption events and potential impacts

Brexit, Covid, Ukraine and the Energy Crisis

Positive Impacts

- Changes in working arrangements / impact on productivity – Government Guidance on Site Operation Procedures (SOPs);
- Current market sentiment is that current tendering conditions are moderate to strong, with many contractors anticipating a warmer market in the coming months despite the effect of Brexit, Covid and the war in Ukraine; and
- Collaboration between Government / Clients / Contractors.

Negative Impacts

- Suspension of construction operations / site shutdowns – 8 months closure/most serve in the EU;
- Inability to secure labour / material increase in labour costs;
- Delays arising due to availability of material;
- Design changes due to issues with sourcing materials / labour with time/cost impacts;
- Increase in material costs due to shortages and factory closedown / restrictions;
- Main contractor and sub-contractor insolvencies;
- Delays in getting tender response and Contractor/Sub-contractor mobilizing for Design & Build; and
- Delays caused by Contractor re-programming / re-sequencing of works programme;

Fall out of the War in Ukraine: Energy Crisis and Inflation – Construction Impact in Ireland

- Most recently, rising energy costs and the gas crisis will continue to affect construction projects, raising prices and causing delays.
- **Materials Issues** : Steel prices in April 2022 were almost 30% higher than the same month in 2021.
- The price of Materials is adversely affected with cement (11%), timber (64%), electrical fittings (18.5%), plaster (30%) and glass (10.7%) experiencing price hikes over the last 12 months.
- **Materials Effects** : Over the past 12 months overall average material costs for projects are reported to have increased by 18.7%.
- **Labour Issues** : Costs of labour has been reported to increased by 5.6% in 2022 according to Turner and Townsend.



Fall out of the War in Ukraine: Energy Crisis and Inflation – Construction Impact in Ireland

- Programming Issues/ Effect : 37.5% of contractors surveyed by Turner and Townsend in 2022 have reported that their projects had increased in duration by five or more weeks.
- Cost Issues/Effect : Contractors surveyed by Turner and Townsend expect tender price inflation of 8.3% in 2022, 4.3% in 2023 and 3.1% in 2024
- Trend Impact : A building that would have cost €1.6 million to complete in December 2020, would have cost €1.82 million at the end of 2021.
- Increased costs and rising interest rates are combining to make construction projects less affordable and reduce confidence and capital expenditure, feeding into lower output growth.



Risks

- Withdrawal from / Refusal by Tendering Contractors to engage in competitive Tender Competitions particularly in Public Sector;
- Delay in getting tender responses/signing contracts whilst Contractors;
- Delay in Contractors mobilizing particularly for Design & Build contract; and
- Insistence on a cost recovery mechanism for extension of time and cost relief events for the war in Ukraine



Changing Circumstances Risks and Solutions

Risks

Solutions – Early collaboration between the parties is required

- Variation of Fixed Price Contract agreement of:-
 - Contract Sum Price inflation variation provisions; and
 - Specific Ukraine Cost and EOT provisions .
- Adopting an cooperative approach between Client and Contractors to:-
 - renegotiate the Contract to better address the placement of delay and cost risks which better reflects the project risk balance; and
 - proportionate default entitlement with opportunities to mitigate.
- Design and Programme changes to manage material sourcing and labour;
- Move away from fixed price to alternative pricing models – target cost / cost plus/ framework and partnering arrangements.

Changing Circumstances Risks and Solutions

Solutions

New Force Majeure Definition : Covid-19

New Definitions: Agreement and Conditions of Building Contract : Royal Institute of Architects of Ireland (RIAI) 2017 Edition

"Force Majeure" means an exceptional event or circumstance which could not have been reasonably foreseen by an experienced building contractor and which is beyond the Contractor's control, and which having arisen, the Contractor could not reasonably have avoided or overcome such event or circumstance. Such events or circumstances shall include;

- a) War, hostilities (whether war be declared or not), civil commotion, invasion, act of foreign enemies;
- b) Rebellion, terrorism, revolution, insurrection, military or usurped power, or civil war;
- c) Munitions of war, explosive materials, sonic boom, ionising radiation or contamination by radioactivity except as may be attributable to the contractor's use of such munitions, explosive, radiation or radio-activity;
- d) Natural catastrophes such as earthquake, hurricane, volcanic activity and typhoon;
- e) Restrictions or restraints of government authorities; and/or
- f) pandemic, epidemic, virus and/or biological contamination

but excluding any event or circumstance connected with coronavirus/Covid-19 (or variant thereof)".

"Infectious Disease" shall be a collective reference to the infectious disease known as Coronavirus (COVID-19) and such other diseases or variants of the disease designated as infectious diseases pursuant to the Infectious Diseases Legislation;

"Infectious Diseases Legislation" the Health Acts 1947 and 1953, Health (Amendment)(No.3) Act 2021, the Infectious Disease Regulations 1981 and the Health (Duties of Officers) Order, 1949 together with any amendment, extension, re-enactment or replacement thereof for the time being in force and all regulations issued thereunder;

DRAFTING POINTS

- Bespoke Drafting in Private Sector Construction Contracts;
- Specific Definitions for Infectious Diseases and applicable legislation; and
- Express exclusion of Covid-19 from Force Majeure.

Relief: Covid-19 Clauses

Extension of Time and Loss and Expense – Clause 30 RIAI Building Contract 2017 Edition

- a) *If in the opinion of the Contract Administrator, the Works are delayed due to the mandatory closure of the Site arising by the operation of Infectious Diseases Legislation the Contract Administrator shall as soon as it is possible for him to do so:*
- i. *grant an extension of time for completion of the Works which shall be calculated on the basis of:*
 - A. *one day for each day the Site is required by Infectious Disease Legislation to be closed; and*
 - B. *a fair and reasonable period for the Contractor's mobilisation and demobilisation in connection with the closure and reopening of the Site; an*
 - ii. *add to the Contract Sum a sum representing the reasonable and vouched security and site maintenance costs which are incurred by the Contractor during and as a direct and exclusive result of the [mandatory closure of the Site arising from the operation of Infectious Diseases Legislation]. The amount due (if any) under this clause shall, subject to Clauses [] and [], be certified by the Contract Administrator.*
- Save as set out in this clause the Contractor shall not be entitled to any payment, costs, losses, expenses or extension of time whatsoever and howsoever arising in connection with an Infectious Disease and/or Infectious Diseases Legislation.*
- b) *The maximum additional payment to which the Contractor may become entitled in connection with this Clause shall not exceed [€[] per [week / month]] for any reason whatsoever or howsoever arising.*
- c) *It shall be a pre-condition to the Contractor's entitlement to an extension of time and/or cost under this Clause that:*
- i. *the Contractor has constantly used his best endeavours to mitigate any and all costs and delays arising;*
 - ii. *notice is served on the Contract Administrator within the time periods set out in Clause [];*
 - iii. *the mandatory Site closure and/or associated Infectious Disease Legislation has not arisen due to or in connection with the default or negligence of the Contractor whether in connection with the Works or not; and*
 - iv. *[the mandatory Site closure is not confined to the Contractor, a Sub-Contractor or the Site.]*

DRAFTING POINTS

- **EOT event specifically relating to mandatory closures determined by the Contract Administrator**
- **Additional costs limited to specific categories of preliminaries costs – security, maintenance and insurance costs**
- **Best endeavour obligations to mitigate such costs and any such delays**

Changes in Law: Covid 19/ BREXIT/Ukraine/ Energy Crisis

Variations arising from legislative Enactments – Clause 4 RIAI Building Contract 2017 Edition

"Where after the Designated Date and before the Date of Completion, the cost of performance of this Contract is increased or decreased as the result of any Statutory Requirement [or Laws] which occur during that period, then to the extent that such change was not reasonably foreseeable by the Contractor on the Designated Date, the amount of such increase or decrease as certified by the Architect shall be added to or deducted from the Contract Sum. PROVIDED ALWAYS the Contractor has taken all steps necessary to minimise any cost or delay in this regard as would reasonably be expected from a skilled and experienced contractor acting in accordance with Good Industry Practice and that no increase shall be payable under the provisions of this Clause arising from any Sectoral Employment Orders in force or arising following the date of this Contract) or to the extent that such increase would fall within the ambit of an increase arising under the provisions of Clause 36 of the Standard Conditions of Contract issued by the Royal Institute of the Architects of Ireland, 2017 Edition.

Provided always that:

- a) *nothing in this Clause shall entitle the Contractor to any additional payment or costs where same is precluded under Clause 36 or any other provision of this Agreement; and*
- b) *without prejudice to the generality of the foregoing paragraph (a) there shall be no increase in the Contract Sum under this Clause 4 where such legislative enactment, rule or order or exercise of powers is in connection with:*
 - i. *an Infectious Disease and/or Infectious Disease Legislation;*

- ii. *the United Kingdom leaving the European Union; and / or*
- iii. *due to the war in Ukraine and / or the legislative sanctions that have been introduced against Russia or Russian organisations or persons or Belarus or Belarussian organisations or persons pursuant to the European Union (Restrictive Measures concerning Ukraine) (No.8) Regulations 2022 (S.I. No. 116 of 2022) and any amendment or replacement thereof and to European Union (Restrictive Measures concerning Belarus) (No.3) Regulations 2022 (S.I. No. 116 of 2022) and any amendment or replacement thereof.*

DRAFTING POINTS

- **No increase to the Contract Sum or entitlement to relief due to a Change in law in relation to Covid-19, Brexit or the war in Ukraine.**

Fixed Price - Covid 19 / BREXIT / Ukraine & Energy Crisis

Wage and Price Variations – Clause 36 RIAI Building Contract 2017 Edition

"There shall be no increase in the Contract Sum under this clause in respect of any legislative enactments, rules, orders or the exercise by the Government of its powers:

- a) in relation to increases in rates of pay, wages or expenses payable to employees, workers, agency staff or any other worker used by the Contractor for or in connection with the Works on or after the Designated Date;*
- b) that would be were reasonably foreseeable by a building contractor on the Designated Date;*
- c) relating to a pandemic, epidemic, virus and/or biological contamination (to include coronavirus/Covid-19 (or variant thereof)); or*
- d) in relation to costs that the Contractor failed to take reasonable steps to minimise and mitigate.*

There shall be no increase in the Contract Sum or entitlement to any relief in respect of or in connection with the departure of the United Kingdom and Northern Ireland from the European Union pursuant to the operation of Article 50 of the Treaty on the Functioning of the EU".

DRAFTING POINTS

- Contract Sum is a fixed price.
- The continuing impact of Covid 19 Pandemic and resultant measure taken by the Government has seen a seen a shift towards Contractor's have no entitlement for relief or compensation in connection with Covid 19 except in the event of Site Shutdown where:-
 - Extension of Time and/or Loss and Expense shall be conditional on the Contractor using best endeavours to mitigate such costs/delays;
 - Additional costs being limited to specific project Preliminaries items (security / maintenance/ H&S/ insurance)
 - Contractor's sole remedy in respect of Covid 19 and/or Site Shutdown

Ukraine, Energy Crisis and Inflation: Increased Costs

Variation Arising from Legislative Enactments – Amendment to Clause 4 RIAI Building Contract 2017 Edition : Ukraine Relief Event -Increased Costs:

"Where after the date of this Contract the cost of the performance of this Contract is increased or decreased as a direct consequence due to the conflict in the Ukraine and resulting legislative sanctions that have been introduced against Russia or Russian organisations or persons or Belarus or Belarussian organisations or persons pursuant to the European Union (Restrictive Measures concerning Ukraine) (No.8) Regulations 2022 (S.I. No. 116 of 2022) and any amendment or replacement thereof and to European Union (Restrictive Measures concerning Belarus) (No.3) Regulations 2022 (S.I. No. 116 of 2022) and any amendment or replacement thereof the amount of such increase or decrease as demonstrated and vouched by the Contractor to the Employer (both acting reasonably and in good faith and certified by the Architect shall be added to or deducted from the Contract Sum as the case may be provided that nothing in this sub-clause shall entitle the Contractor to any additional payment or costs where same is precluded under Clause 36 or any other provision of this Contract. Notwithstanding any other provision of this Contract or any other rule or principle of law, it is agreed that the maximum aggregate amount by which the Contract Sum may be increased arising out of or in connection with clause is €[]([])."

DRAFTING POINTS

- Capped Cost Recovery Mechanism in respect of the conflict in the Ukraine and the effect of EU sanctions on Russia and /or Belarus.
- Could be further limited to defined impacts categories of materials (e.g. aluminium products, wall cladding, cement etc) and / or labour expertise (cladding installation and concrete slip form team). Can be used as an Inflation payment clause.

Delay and Extension of Time – Amendment to Clause 30 RIAI Building Contract 2017 Edition : Ukraine Relief Event -Increased Costs:

"If in the opinion of the Architect the Works be delayed:

Insert new Clause 30 (k) "Because the Contractor and /or any of its Designated Sub-Contractors are unable due to event which are directly related to the conflict in the Ukraine and resulting legislative sanctions that have been introduced against Russia or Russian organisations or persons or Belarus or Belarussian organisations or persons pursuant to the European Union (Restrictive Measures concerning Ukraine) (No.8) Regulations 2022 (S.I. No. 116 of 2022) and any amendment or replacement thereof and to European Union (Restrictive Measures concerning Belarus) (No.3) Regulations 2022 (S.I. No. 116 of 2022) and any amendment or replacement thereof to secure such materials and /or labour as may be essential to the proper execution of the Works".

Public Works Contract Inflation / Price Variation

- A recent suite of amendments to Public Works Contracts seek to address the price inflation of construction materials.
- The amendments by the OGP covers:
 - amendments to Clause 11.1 the form of Instructions to Tenders for PW-CF1 to PW-CF6, which includes for the first time an indexation mechanism (created using CSO indexes) applicable to the successful tenderer; and
 - amendments to the price variation clauses (PV1.1.3, 2.4, and 2.8.4 of Appendix 1 PV2 & Appendix 4 PV2) in PW-CF1 to PW-CF5, which shorten the fixed price period for contracts by 6 months and reduce the change in price threshold for variations to the Contract Sum. The contract sum shall be increased where the price of a material has increased by more than 15% of the price of the material on the Tender Inflation Indexation Date or decreased where the price of a material has decreased by more than 15% of the price of the material on the Tender Inflation Indexation Date.
- The adjustments will not result in a reduction to the Contract Sum. The adjustments have limited retroactive effect and do not apply prior to 18 January 2022.
- The reduction in the fixed price period should be welcomed by all parties as it allow for greater value in public projects.
- For private projects, collaboration remains key to addressing and agreeing an approach to reducing the effects of the energy crisis and related inflation.



Public Works Contract Inflation / Price Variation

New Clause 11.1(4)

11.1 each of the following times

- (i) the periods for interim payment stated in the Schedule, part 1L, if the amount payable is more than the minimum amount stated in the Schedule and
- (ii) (ii) upon issue of the certificate of Substantial Completion for the Works or any Section

the Contractor shall give a payment claim notice to the Employer's Representative, in the form of an interim statement, [not later than 5 days after the date agreed between the Parties to be the payment claim date], showing all of the following:

(4) any supporting evidence the Employer's Representative requires (including confirmation of whether and, if so, the extent to which, the rates have been adjusted by the Applicable Factor (Contractor) and Applicable Factor (Specialist). The interim statement given on Substantial Completion shall include all amounts due to the Contractor at that time for the Works or Section.

DRAFTING POINTS

There are two distinct approaches where the formulae determine the adjustment:

- **In the case of PW-CF1 to PW-CF5 (inclusive), the formula determines an 'Applicable Factor (Contractor)' that will adjust each interim payment to the main contractor, and where there are named Specialists (Novated or Reserved) in the contract, a separate 'Applicable Factor (Specialist)' will apply to their payments.**
- **Where PW-CF6 is concerned, the formula determines the adjustment to apply to the successful Tenderer's tendered price to arrive at the final tendered price for the contract.**

Public Works Contract Inflation / Price Variation

New PV1.1.3, 2.4, and 2.8.4 of Appendix 1 PV2

PV 1.1.3 Materials:

The Contract Sum shall be adjusted by the amount of an increase (in the case of an increase) or the amount of a decrease (in the case of a decrease) in the Price of material that results from either or both of these calculations where applicable:

So far as the Price of any material at the Purchase Date has increased or decreased by more than 15 percent of the Price at the Tender Inflation Indexation Date, then that excess percentage over 15 percent is applied to its Price at the Tender Inflation Indexation Date (the "First Adjustment").

2.4 Change in Law:

The Contract Sum shall be adjusted by the amount of any increase or decrease in the Contractor's cost of performing its obligations under the Contract as a result of a change in Law made after the Designated Date, or if a Recovery Date (Change in Law) has been agreed or determined, made after the Recovery Date (Change in Law), but before the Date for Substantial Completion of the Works or a Section, that

- (i) changes [whether by alteration, addition or removal] VAT, customs or excise duties, requirements for a licence to import or export any commodity or Pay-Related Social Insurance and
- (ii) is not identified in the Works Requirements and
- (iii) has not resulted in an adjustment in the Contract Sum under another part of this clausePV2 or the Contract.

2.8.4A Exceptional Increases for Materials and Fuel:

The amount payable in respect of a Material and/or the Fuel Percentage in an Interim Certificate or in the Final Certificate (other than amounts for price adjustments under this clause PV2 or any Excluded Amounts) may be increased for any Exceptional Increase in respect of that Material and/or Fuel after the Tender Inflation Indexation Date, or, if a Recovery Date (Inflation) has been agreed or determined, after the Recovery Date (Inflation) calculated using the relevant formula for Materials or Fuel set out in Appendix 4, as appropriate, provided however that adjustment of the Contract Sum under this sub-clause in respect of works after the Base Date shall be effected by the greater of the increase calculated in accordance with this sub-clausePV2.8.4A and the relevant increase calculated in accordance with sub-clausePV2.8.2 in respect of that Material or in accordance with sub-clause PV2.8.3 in respect of that Fuel.

PV2.8.4B Exceptional Decreases for Materials and Fuel

The amount payable in respect of a Material and/or the Fuel Percentage in an Interim Certificate or in the Final Certificate (other than amounts for price adjustments under this clause PV2 or any Excluded Amounts) may be decreased for any Exceptional Decrease in respect of that Material and/or Fuel after the Tender Inflation Indexation Date, or, if a Recovery Date (Inflation) has been agreed or determined, after the Recovery Date (Inflation) calculated using the relevant formula for Materials or Fuel set out in Appendix 4, as appropriate, provided however that adjustment of the Contract Sum under this sub-clause in respect of works after the Base Date shall be effected by the lower of the decrease calculated in accordance with this sub-clause PV2.8.4B and the relevant decrease calculated in accordance with sub-clause PV2.8.2 in respect of that Material or in accordance with sub-clause PV2.8.3 in respect of that Fuel.

Amending FIDIC

- FIDIC discourages mass amendments to the standard forms and issues “Golden Principles” to guide responsible amending of FIDIC Forms.
- FIDIC Forms are fair, reasonable, tried and tested.
- As standard forms contracts, certain amendments are required (governing law, particular project preferences).
- Notice provisions, reporting requirements, transfer of key risks for design, ground permits and work permits are some amendments you are likely to see.
- FIDIC Forms are drafted to sensibly manage and allocate risk between parties. Substantial amendments may result in a shift in risk and can impact changes in pricing, attitudes to a project and relationships.
- Substantial amendments may lead to substantial increase to the risk of dispute.

Amending FIDIC

The Golden Principles 2017

1. Duties, rights, obligations, roles and responsibilities must be generally as implied in the General Conditions
2. Particular Conditions to be drafted clearly and unambiguously
3. Particular Conditions cannot change the balance of risk vs reward allocation provided for in General Conditions.
4. Time periods must be reasonable.
5. All formal disputes must be referred to a Dispute Avoidance / Adjudication Board, subject to governing law.

Expands on the 5 principles of 2017 by setting out reasons for these principles being 'golden'.

The Golden Principles 2019

1. Amending General Conditions to require the Engineer to obtain Employer's approval before making any determination on a claim / EOT does not comply with GP1.
2. Deletions must be replaced with conditions of similar scope, duties and obligations and not disrupt the integrity and consistency of the General Conditions.
3. Amendments that require the Contractor to assume risk of unforeseeable physical conditions would not comply with GP3.
4. Time periods must be reasonable.
5. Restricting the ambit of disputes that can be referred will not comply.

FIDIC 1999: Force Majeure

FIDIC CONTRACT	EOT	ADDITIONAL MONEY	COMMENT
1999 Red & Yellow	<p>Entitled to EOT where delay caused by:</p> <p>SubC 8.4(d): "Unforeseeable shortages in the availability of personnel or Goods caused by epidemic or governmental actions"</p> <p>SubC 8.5: EOT available for Delays caused by Authorities, delay must be unforeseeable and the Contractor has diligently followed procedures laid down by the relevant Authority.</p> <p>SubC 19.1: Force Majeure means an exceptional event or circumstance which "(i) is beyond the Parties control; (ii) the Parties could not reasonably have provided against before entering into the Contract; (iii) having arisen, [the contractor] could not reasonably have avoided or overcome; and (iv) is not substantially attributable to the Party". "war, hostilities (whether war be declared or not), invasion, act of foreign enemies" (whether in the country in which the works are being carried out or not).</p>	<p>Entitled to additional cost incurred as a result of:</p> <p>SubC 19.4(b): if prevented by Force Majeure and if the particular event relied on is "war, hostilities (whether war be declared or not), invasion, act of foreign enemies".</p> <p>SubC 13.7: changes in law of the country in which the works are carried out (including changes to permits and licenses).</p> <p>SubC 13.1-13.3: "Variations" and "Value Engineering" proposals may be submitted by the parties to change the works if unforeseen circumstances arise.</p> <p>SubC 13.8: parties may elect to include Schedule(s) of cost indexation in the contract. If they do, the amounts payable to the contractor will be adjusted for rises (or falls) in the cost of labour, Goods and other inputs to the Works by adding or deducting amounts calculated in accordance with such schedule</p>	<ul style="list-style-type: none"> EOT Clause makes no mention of financial compensation. Emergency laws are likely to be treated as a change in law, given how broadly "Laws" is defined in FIDIC Contracts. Change in Law clause 13.6 provides for EOT and Costs.

FIDIC 2017: Exceptional Event

FIDIC CONTRACT	EOT	ADDITIONAL MONEY	COMMENT
1999 Red & Yellow	<p>Entitled to EOT where delay caused by:</p> <p>SubC 8.5(d): "Unforeseeable shortages in the availability of personnel or Goods (or Employer – Supplied Materials, if any) caused by epidemic or governmental actions"</p> <p>SubC 8.6: EOT available for Delays caused by Authorities, delay must be unforeseeable and the Contractor has diligently followed procedures laid down by the relevant Authority.</p> <p>SubC 18.1: an "Exceptional Event" (in other words, force majeure) which "(i) is beyond the Party control; (ii) the Party could not reasonably have provided against before entering into the Contract;(iii) having arisen, the Party could not reasonably have avoided or overcome; and (iv) is not substantially attributable to the Party". Such events are expressly said to comprise "war, hostilities (whether war be declared or not), invasion, act of foreign enemies" (whether in the country in which the works are being carried out or not).</p> <p>SubC 13.6: changes in law of the country in which the works are carried out (including changes to permits and licenses).</p>	<p>Entitled to additional cost incurred as a result of:</p> <p>Sub-clause 18.4(b): an 'Exceptional Event' if the particular event relied on is "war, hostilities (whether war be declared or not), invasion, act of foreign enemies".</p> <p>Sub-clause 13.6: changes in law of the country in which the works are carried out (including changes to permits and licenses).</p> <p>Sub-clauses 13.1-13.3: "Variations" and "Value Engineering" proposals may be submitted by the parties to change the works if unforeseen circumstances arise.</p> <p>Sub-clause 13.7: parties may elect to include Schedule(s) of cost indexation in the contract. If they do, the amounts payable to the contractor will be adjusted for rises (or falls) in the cost of labour, Goods and other inputs to the Works by adding or deducting amounts calculated in accordance with such schedule</p>	<ul style="list-style-type: none"> EOT Clauses (8.5/8.6) makes no mention of financial compensation. Emergency laws are likely to be treated as a change in law, given how broadly "Laws" is defined in FIDIC Contracts. Change in Law clause 13.6 provides for EOT and Costs. Covid / Brexit not covered by "Exceptional Event" so will need to pass test under definition. Hardest limb to meet will be "having arisen, such Party could not reasonably have avoided or overcome". Performance of Contract becoming difficult or disrupted is not equivalent to the obligations being impossible. Financial compensation more likely to arise under a Change of Laws than under Exceptional Events. Clause 17 would only allow for financial compensation for an Exceptional Event where there is loss or damage to the Works, Goods or Contract Documents and it is unlikely that Covid/BREXIT/Ukraine would cause loss or damage.



Questions & Answers



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