

Standard Building Contract 2024  
**Standard Building Contract 2024**  
(all versions – SBC/Q, SBC/AQ and SBC/XQ)

## Model Form for the Rights Particulars

*Note: An asterisk \* indicates text that is to be deleted as appropriate.*

### (A) Rights to be granted by Contractor

#### 1 Identity of Beneficiaries

Purchasers/Tenants (P&T)  
(Specify by name or category)

Funder (F)

#### 2 Mode of grant

Rights are to be granted

- \* as Third Party Rights/
- \* by Collateral Warranty (CWa/P&T or CWa/F, as appropriate)

#### 3 Applicable terms

*(References below to paragraphs are to those in the relevant part of Schedule 5 of the Standard Building Contract; those to clauses are to clauses of the relevant JCT Collateral Warranty.)*

##### (P&T) Liability for other losses

If paragraph/clause 1.1.2 is to apply for any beneficiary, state:

- the beneficiary or category of beneficiaries for which it is to apply
- each limit on liability that is to apply, i.e.:
  - whether the limit is in respect of each breach, and/or
  - whether it is an aggregate limit on liability, either to each individual beneficiary or a category of beneficiaries

##### (P&T and F) Net Contribution

If for the purpose of the Net Contribution provisions the definition of Consultants in clause 7.4.3 of the Contract Conditions is to be modified, state the modifications.

## (B) Rights to be granted by Sub-Contractors

### 1 Identity of Sub-Contractors and Beneficiaries

Sub-Contractors by which rights are to be granted	Beneficiaries to which those rights are to be granted	Rights to be granted as Third Party Rights (TPRs) or by Collateral Warranty (SCWa/P&T, SCWa/F or SCWa/E, as appropriate)	Requirement for Sub-Contractor's Professional Indemnity (PI) or Product Liability (PL) insurance (where applicable) <sup>[1]</sup>
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### 2 Mode of execution

For Third Party Rights, Sub-Contracts	* must be executed as deeds/ * may be executed under hand
For Collateral Warranties, Sub-Contracts and Collateral Warranties	* must be executed as deeds/ * may be executed under hand

### 3 Applicable terms

*(References below to paragraphs are to those in the relevant part of Schedule 5 to the JCT Standard Building Sub-Contract Conditions; those to clauses are to clauses of the relevant JCT Collateral Warranty.)*

#### (P&T and E) Liability for other losses

If paragraph/clause 1.1.2 is to apply for any beneficiary, state:

- the beneficiary or category of beneficiaries for which it is to apply
- whether liability is unlimited or, if limited, each limit on liability that is to apply, i.e.:
  - whether the limit is in respect of each breach, and/or
  - whether it is an aggregate limit on liability either to each individual beneficiary or a category of beneficiaries

[1] It should be indicated in this column whether Professional Indemnity insurance (PI) or Product Liability insurance (PL) is required from each category of sub-contractor and, if so, which type. The necessary further details as to levels of cover/indemnity required may more conveniently be set out on further sheets as appropriate (which should then be annexed to these Rights Particulars), indicating in each case whether the required level is for claims or a series of claims arising out of a single event and/or is an aggregate amount of cover for any one period of insurance. If there are additional requirements, e.g. if cover for pollution and contamination claims is required from a sub-contractor, the required cover level and/or terms should also be specified.

**(P&T, F and E) Net Contribution<sup>[2]</sup>**

If in the case of Employer Rights paragraph/clause 1.3 is to apply, this must be stated, as should any variation in its terms.

Unless otherwise stated, the definition of Consultants shall be that in clause 2.26.6 of the Standard Building Sub-Contract Conditions (SBCSub/C and SBCSub/D/C).

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[2] In the case of JCT third party rights or warranties from a Sub-Contractor to Purchasers/Tenants and a Funder the Net Contribution clauses apply. In the case of the JCT third party rights and warranties for the Employer the default position is that the provision does not apply unless so stated.