

QUICK GUIDE TO JBCC SERIES DOCUMENTS

JBCC documents are compiled in the interests of standardisation and portray the consensus view of the Joint Building Contracts Committee of good practice and an equitable distribution of contractual risk in the building industry. *The suite is approved by the CIDB and has been selected for use by most of the State sectors.* The primary documentation is supported by a set of standard forms that should significantly simplify the administration of the contract. JBCC documents are updated as and when necessary. Consequently, users are advised to make use of the latest editions available.

Note: Only the **Principal Building Agreement, Nominated/Selected Subcontract Agreement, Minor Works Agreement, Small and Simple Works Contract and Direct Contractors' Contract** carry edition numbers. All other documents are dated only as they are designed to be compatible across the editions of the primary documents

AGREEMENTS / CONTRACTS	DESCRIPTION	PROVISION for PA	PROJECT DURATION	CONTRACT SUM	GUARANTEES	INTERIM PAYMENTS	LATEST EDITION	PREVIOUS EDITIONS	SUPPORTING DOCUMENTS
JBCC Principal Building Agreement	The JBCC May 2018 Edition's PBA is the cornerstone document for most building projects. It is typically used alongside the NSSA to appoint subcontractors for the entire project. The PBA is ideal for complex projects lasting over nine months or with budgets exceeding five million Rand. The (CD), containing tender information completed by the principal agent, is a key part of the agreement.	✓	Exceeds nine months	Exceeds five million Rand	PBA Guarantee for Construction Guarantee for Payment PBA Guarantee for Advance Payment PBA	✓	Edition 6.3 June 2024	Edition 6.2 May 2018 Edition 5.0 July 2007 Edition 4.1 March 2005	Principal Building Agreement Contract Data General Preliminaries for use with the JBCC PBA PBA Project Specific Preliminaries
JBCC Nominated/Selected Subcontract Agreement	The NSSA (no design) used in conjunction with the PBA to fairly appoint all nominated or selected subcontractors and not for the appointment of a direct contractor. The appointment of a PA is still required to administer claims. The NSSA cannot be used in conjunction with MWA.	✓			NSSA Guarantee for Construction Guarantee for Payment NSSA Guarantee for Advance Payment NSSA	✓	Edition 6.3 June 2024	Edition 6.2 May 2018 Edition 5.0 July 2007 Edition 4.1 March 2005	Nominated/Selected Subcontract Agreement Contract Data General Preliminaries
JBCC Minor Works Agreement	The MWA is intended for projects of a simple nature, where the employer appoints a PA to manage the contract. It is suitable for small to medium contractors and excludes complex projects or the appointment of nominated or selected subcontractors. The contractor has no design responsibility, and the agreement is not recommended for projects lasting over nine months.	✓	Not exceeding nine months		MWA Guarantee for Construction Guarantee for Payment MWA Guarantee for Advance Payment MWA	✓	Edition 5.3 June 2024	Edition 5.2 May 2018 Edition 4.0 July 2007 Edition 3.0 March 2005	Minor Works Agreement Contract Data General Preliminaries for use with the MWA MWA Project Specific Preliminaries
JBCC Small and Simple Works Contract	The SSWC is used for renovations, such as installing toilets in schools, with projects lasting no longer than nine months or costing up to five million Rand. It involves a direct agreement between the employer and contractor, though the employer can appoint an agent if needed. Direct contractors may also be appointed for specific tasks.	Employer agent optional	Not exceeding nine months	Not exceeding five million Rand	Not Applicable. Where applicable issue deposit	✓	Edition 1.1 June 2024	Edition 1.0 May 2020	General Preliminaries
JBCC Direct Contractors' Contract	The DCC is used when an employer appoints a contractor to work alongside a main contractor under the JBCC PBA, MWA, or SSWC. The direct contractor's work is performed before the main contractor achieves practical completion. It is commonly used for tasks such as the manufacture, supply, and installation of kitchen systems, air conditioning, or tenant installations.				Not Applicable. Where applicable issue deposit		Edition 1.1 June 2024	Edition 1.0 May 2020	
JBCC Organs of State Contract Data	A prepared contract data in consultation with the National Department of Public Works and Infrastructure and CIDB intended for use by Organs of State and public sector bodies which includes a relatively small number of reasonably required amendments to suit government policies and legislation.	Principal Agent and/or Employer's representative	Exceeds nine months	Exceeds five million Rand	Not Applicable		Edition 6.2 May 2018		Principal Building Agreement Contract Data for Organs of State and other Public Sector Bodies General Preliminaries for use with the PBA