

The various structures for a construction project

1°) In the context of a CPI, who is the Project Owner

- a- the owner of the plot
- b- the property developer
- c- the PMC?

2°) In the context of a forward funding, the design team is legally bound to

- a- the investor
- b- the property developer
- c- the PMC?

3°) Who contracts with the GC in the context of a control of delegated works?

- a- The project owner
- b- The control of delegated works
- c- The design team

4°) What is the relationship between the purchaser and the GC in the context of a forward funding?

- a- The purchaser signs a contract for works with the GC or suppliers (*)
- b- The purchaser instructs the property developer to select the suppliers and monitor the works
- c- The purchaser is not in contact with GC or the suppliers

5°) The building surveyor

- a- Steps in upon completion only
- b- Is not mandatory for a property development agreement

- c- Verifies the compliance of the plans of the design team during both the design and the construction phase

6°) In a French CPI,

- a- The Project Owner owns the plot and the developer builds on behalf of the former on this plot
- b- The project owner owns the plot but becomes the owner of the asset built upon completion
- c- The developer owns the plot of land and builds an asset on his own behalf

7°) In a forward funding structure,

- a- The purchaser owns the plot and the developer builds on behalf of the purchaser on this plot
- b- The purchaser owns the plot and builds on his own behalf
- c- The developer owns the plot and builds on behalf of the purchaser

8°) With separate works packages,

- a- The PMC assist the project owner with the tender call
- b- The health & safety surveyor verifies the compliance of the construction plans prior to the works
- c- The building surveyor verifies the works conducted by the GC

9°) What is the riskiest operation for the investor?

- a- Property development Agreement
- b- Forward funding (sale prior to completion)
- c- Control of delegated works

10°) What is the riskiest operation for the client representative (AMO)?

- a- Property development Agreement
- b- Forward funding (sale prior to completion)

c- Control of delegated works

11°) What is the riskiest operation for the developer?

a- Property development Agreement

b- Forward funding (sale prior to completion)

c- Control of delegated works

(*)<https://www.lawinsider.com/dictionary/contract-for-works#:~:text=Contract%20for%20Works%20means%20the%20contract%20for%20the%20provision%20of,Respondent%20pursuant%20to%20clause%203.9.>