

THE BUILDING TEAM

parties	definition	tasks/responsibilities
Client	the person or firm that requires the project and finances it	to define the needs and guidelines of the project (the one financially responsible for the entire project)
Architect	a professional that designs the whole project	to draw a project in compliance with the client's requirements to coordinate and manage the building team
Quantity surveyor	a professional with surveying skills	to calculate the building team's labour to control the effective execution of the drawings to control expenses in progress
HS Manager	a professional with specific skills	to plan and design health and safety compliance in the project
Specialist engineers	a professional with specific technical skills	to design and calculate specific works and structures of the building
Clerk of works	a professional with a specific qualification	to control the work on site, according to the project and the client's requirements
Local authority	the local representative of the State	to control that the works comply with national and local legislation
Health and Safety Environment Inspector	State inspector in charge of health and safety	to control that the works comply with health and safety regulations
Building contractors	firms of skilled or semi-skilled workers employed by the client	to carry out general building works
Sub-contractors	firms of skilled workers employed by the building contractors	to carry out specific building works
Suppliers	firms of producers or traders of building materials	to supply all necessary materials, equipment and machineries