



March 2024

## **Stuart Northrop**

*BSc (Hons), LL.M., MRICS, MCIArb, MCIOB, NEC4 Accredited Project Manager*

**Senior Consultant**

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### **KEY EXPERIENCE**

Stuart is a chartered surveyor and contract and claims specialist with almost 30 years' experience on construction and civil engineering projects. His experience includes claims identification, preparation and negotiation, and the provision of contractual management and support to clients, who have included employers, main contractors, subcontractors, and lenders and investors in construction projects. He has also supported Quantum Experts in the preparation of agreeing multi-million-dollar disputes. He has worked on projects in Hong Kong, and internationally across Asia, South Africa, Europe and the UK. These projects have included rail projects, airport projects, national hospitals, major port renovations, mixed use developments, listed buildings and luxury residential projects. He holds a Master of Laws in Construction Law and Arbitration and is an Accredited NEC4 Project Manager.

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### **CAREER SUMMARY**

#### **2021 to date – Senior Consultant, Contract Dispute Consultants, Hong Kong**

Stuart provides claims and dispute support to parties on major infrastructure and building projects. His assignments include:

- Advice to a main contractor constructing a landscaped deck under an NEC3 contract; and
- Advice to a joint venture and preparation of quotations for a disputed compensation event affecting the construction of a sewage treatment plant under an NEC4 Target Cost contract.

His previous assignments included:

- Secondment to an expert dispute advisory company where he worked as part of the team producing quantum expert reports and claims reports for three international projects, ranging in value from circa US\$20m to US\$500m. The projects included a buildings project (Malaysia), a civil engineering rail project (Australia) and an energy infrastructure project (Indonesia). Stuart was responsible for valuation of change, additional works outside the contract, remeasurement, defects, preliminaries and off-site overheads. The assignment required the preparation and presentation of neutral but persuasive responses to issues that had not been agreed whilst managing “party” expectations; and
- Providing claims identification, claims drafting, and commercial valuations to a contractor engaged in the construction of a large-scale airport terminal building and associated infrastructure.

#### **2021 – Senior Consultant (Freelance)**

Stuart acted as lead support to a quantum expert for two disputes, producing parts of the quantum expert's report. He gathered contract documentation and records and liaised with the claimant in order to undertake detailed analysis and assessment of the position. He also provided opinion on liability and value and produced the quantum sections of the expert's report for variations, disruption and prolongation.

#### **2018 to 2021 – Senior Contracts Quantity Surveyor, Leighton Contractors Asia Ltd., Hong Kong**

Stuart delivered upstream and downstream contractual and commercial advice and administration on a large complex civil engineering project for HK Airport Authority T2 substructures, part of the 3RS project. His responsibilities included:

- Supporting the project director with timely, accurate, contract focused correspondence;
- Supporting the commercial manager, identifying entitlement under main contract;
- Subcontractor claims: identifying missing information / rebutting false claims;
- Identifying issues and raising notices for claims which included design liability, unforeseen physical conditions, variations, access, tender information and rate for overheads and profit;
- Producing full particulars for a number of claims raised; and
- Producing strategy papers for completion and limitation of liability.



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### **2018 – Claims Management, Systech International, Yokohama, Japan**

In the role of Claims Manager, Stuart provided support work for a number of projects in dispute. All employers were Japanese, and all projects were international projects. His major assignments included:

- Providing claims support for a contractor / employer dispute in Saudi Arabia;
- Claims support for UAE and Saudi Arabian contractor / subcontractor disputes;
- Helping develop a three-dimensional animation using chronology to simplify a claim; and
- Establishing heads of claims on a UAE project to clarify entitlement.

### **2017 to 2018 – Contracts Management & Administration, Laing O’Rourke, Hong Kong**

As Commercial Manager, Stuart provided contract management, contract administration and legal guidance on the high-speed rail terminal in West Kowloon, Hong Kong. His involvement included:

- Researching contentious issues and producing a strategy paper on the way forward;
- Identifying completion requirements on the project that triggered damages;
- Producing reports on current status and meeting with the employer to resolve disagreement;
- Identifying persuasive arguments and defences in tort as a potential back up;
- Assisting with administration of the contract for high cost impact elements;
- Resolving party differences on liquidated damages for completion obligations;
- Reviewing exposure to general damages to avoid or mitigate impact; and
- Agreeing excusable, non-excusable, compensable and non-compensable events;

The project achieved substantial completion for whole of the works before Stuart left.

### **2017 to 2017 – Contracts Manager, Linkshape, Hong Kong**

As Contracts Manager for a boutique golf course contractor, Stuart worked on contentious issues to achieve agreement and closure on three projects in Hong Kong and Vietnam.

### **2014 to 2017 – Associate Director, Hill International Ltd., Hong Kong**

Stuart focused on contentious issues between contractors and employers in South Africa and Europe whilst based in Hong Kong. He also provided due diligence for funders in Turkey.

### **2012 to 2014 – Director, The Money Tree Group Ltd., Hong Kong**

### **2010 to 2012 – Associate Director, Sweett Group Ltd., United Kingdom / Hong Kong**

### **2005 to 2010 – Associate Partner, EC Harris LLP, United Kingdom**

### **2001 to 2005 – Senior Project Manager, Mott MacDonald Ltd., United Kingdom**

### **1999 to 2001 – Construction Consultant, Construction Management Solutions Ltd., Thailand**

### **1998 to 1999 – Construction Consultant, Hilltop Trading Ltd., Thailand**

### **1996 to 1998 – Project Manager, San Bee Building & Civil Construction Pte Ltd., Brunei**

### **1990 to 1996 – Sponsored Undergraduate / Graduate, Lovell Construction Ltd., United Kingdom**

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## **ACADEMIC QUALIFICATIONS**

LLM Construction Law & Arbitration, Robert Gordon University, Aberdeen (2017)

BSc (Hons) 2(i) Construction Engineering Management, University of Loughborough (1995)

Diploma in Industrial Studies, University of Loughborough (1995)



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## **PROFESSIONAL QUALIFICATIONS**

Member of the Royal Institute of Chartered Surveyors – MRICS (2018)

Member of the Chartered Institute of Arbitrators – MCI Arb (2015)

Member of the Association for Project Management – MAPM (2004)

Member of the Chartered Institute of Building – MCI OB (2003)

Member of the UK Cabinet Office Programme and Project Management Specialism (2003)

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## **PUBLICATIONS**

*Achieving Excellence in Construction (suite)*, 2004, OGC, Briers J, Ioannou J, Northrop S.

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## **CONTACT DETAILS**

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