



Public Infrastructure/PPP/Concession

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13 October 2020



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Introduction

“To close the yawning infrastructure gap and, therefore, unlock our undoubted economic growth potential, massive investments must be made in the expansion of our infrastructure services well beyond the resources and capacity of government which has been solely responsible for the provision of such services.”

“The [ICRC] has...developed the National Policy on PPP to provide clear and consistent process and procedure guides for all aspects of PPP projects development and implementation from project identification, evaluation, selection, to procurement, operation, maintenance and performance monitoring.”

Foreword to the National Policy on PPP by HE Chief Ernest Shonekan, GCFR, CBE

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Agenda

Methods of Delivering Public Infrastructure

- Public Infrastructure Delivery Structures
- Public Private Partnerships
- Structure of a PPP
- Key Roles and Documents
- Interests of the Parties in a PPP
- ABC
- Key Clauses and Risk Allocation
- Termination of a Concession Agreement

Dispute Resolution Mechanism

- Contractual Dispute Resolution Mechanisms
- International Investment Agreements
- Key Features of FIDIC Contract Disputes
- Damages Claims
- Case Study

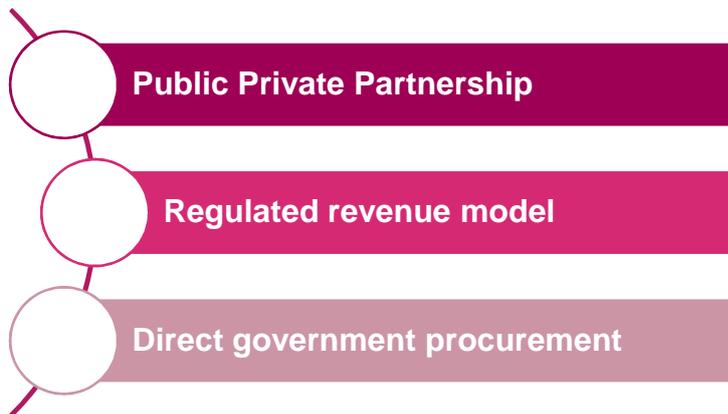


Infrastructure Assets

- Key attributes:
 - **Essential services** – low volatility of demand
 - **Monopoly / quasi-monopoly** position
 - High **barriers to entry**
 - **Stable cash flows**
 - **Dividend / yield**, rather than exit, driven
 - **Debt funding** from private sector
- Large scale, high value often involving significant risk
- Importance of risk assessment, allocation and mitigation at the contracting stage



Overview of methods of delivering public infrastructure



Key drivers for PPP

- New/improved large-scale infrastructure
- Reduction of public sector expenditure/ borrowing
- Access to private sector capital – shares risks between private investors, lenders and the government
- Provides certainty over revenue streams, encouraging stable international investment
- Availability of debt
- Access to private sector efficiency and innovation – innovative solutions to design issues
- “Risk transfer”
- Maximising of whole life cost effectiveness of projects
- Single point responsibility for integration



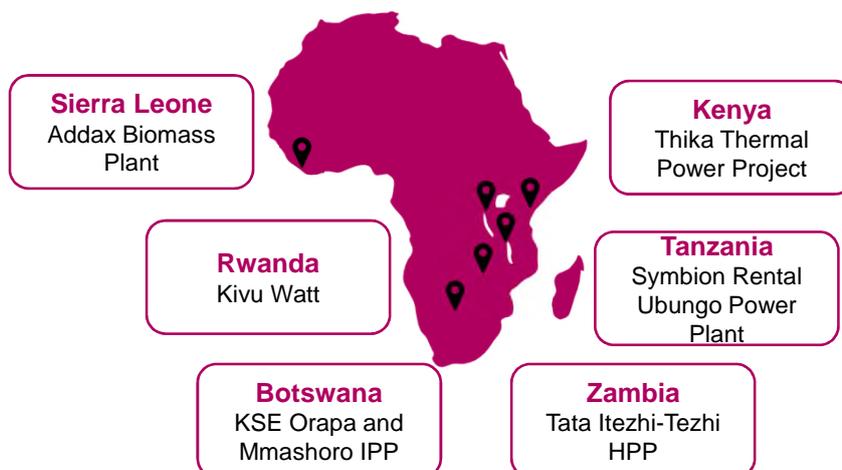
Sectors in which the PPP Model is Commonly Used

Principal Sectors:

- Power generation plants and transmission/distribution networks
- Transport infrastructure: roads, light and underground railways, airports, sea ports
- Gas and petroleum infrastructure: storage depots and distribution pipelines etc.
- Public buildings: schools, hospitals, prisons
- Water infrastructure: water supply, treatment and distribution systems
- Solid water management



Use of PPP model in Africa: Example of the Energy Sector



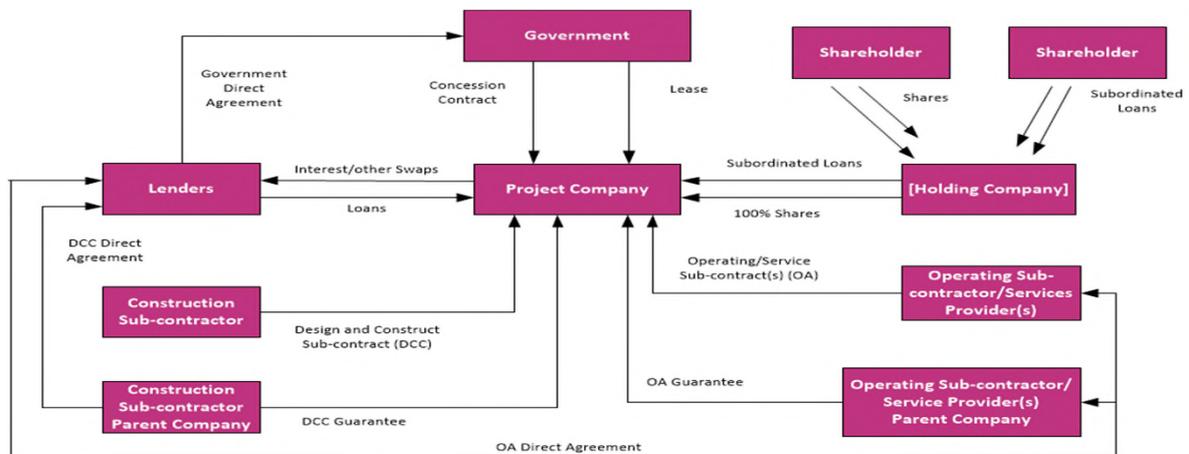


Need for PPP Projects in Africa and Nigeria

- African Development Bank (AfDB)'s Africa Infrastructure Report 2018 states that Africa has an infrastructure gap of between \$68 billion to \$108 billion financing gap.
- During a workshop organized by the World Bank Group in 2019, the Minister of Budget and National Planning in Nigeria, Mrs Zainab Ahmed, stated that Nigeria will require US\$100 Billion annually for the next 30 years to effectively tackle Nigeria's infrastructure challenges.
- According to the World Economic Forum, every dollar spent on capital projects will stimulate growth and development across all sectors in Nigeria. At last published, in 2012, such economic return ranged from 5%-25%.
- But overall there has been a slow pace of PPPs in Africa.



Typical PFI/PPP Contractual Structure





Key Roles and Documents

Document	Government	Sponsors	Project Company	Lenders	Construction Contractor	O&M Contractor
Concession Agreement	✓		✓			
Shareholders' Agreement		✓				
Design and Construction Contract			✓		✓	
Operation & Maintenance Contract			✓			✓
Interface Agreement			✓		✓	✓
Loan Agreement(s)		✓	✓	✓		
Sponsor Support Arrangements		✓		✓		
Lender Direct Agreement(s)	✓		✓		✓	✓



Interest of the respective parties

Government	Sponsors
<ul style="list-style-type: none"> • Limiting exposure of the government's balance sheet • Achieving value for money for capex and opex • Ensuring a high quality of facilities and services • Ensuring timely completion 	<ul style="list-style-type: none"> • Limiting recourse to project sponsors • Reducing capex and opex costs • Ensuring timely delivery in accordance with the financial model • Maximising availability and usage of the facility in accordance with the financial model • Maximising the rate of return • Allowing opportunities to divest • Ensuring regulatory and "host country risk" certainty • Might also have competing interests at the contractor level



Interest of the respective parties

Construction Contractor	O&M Contractor
<ul style="list-style-type: none"> • Maximising construction price (i.e. margin) • Minimising exposure to uncompensated cost overruns • Minimising exposure to uncompensated delays • Ensuring a clear handover of risks at completion • Ensuring a clear definition of scope • Limiting overall liability and minimising exposure to claims – particularly for matters outside its control or influence (e.g. force majeure, third parties, changes in law) 	<ul style="list-style-type: none"> • Very similar to the construction contractor • Maximising the fee (i.e. margin) • Minimising exposure to uncompensated cost overruns and delays • Ensuring a clear definition of scope • Limiting overall liability and minimising exposure to claims – particularly for matters outside its control or influence (e.g. force majeure, third parties, changes in law)



Key issues for Investors

- **Government interference:** Bilateral investment treaties may provide a level of protection.
- **Expropriation of the Assets:** Appropriate legislative provisions can significantly mitigate this risk.
- **Enforcement and Security:** Enforcing security by financiers can also be costly and political.
- Significant high cost and time for perfecting security.
- Governmental support in the form of guarantees or other types of credit enhancement may be challenging to obtain.
- Appropriate legislative framework for a PPP procurement process, which also protects the rights of investors is critical.
- Ability of the state to meet its financial obligations especially termination payment.



Key issues for Investors

- Government support in procuring relevant consents, permits and waivers.
- Foreign exchange control and investment protection – A stable foreign exchange and investment climate is critical in attracting foreign investment in PPP projects.
- Availability of tax reliefs and incentives.
- Availability of an impartial dispute resolution mechanism.



ABC risks in infrastructure

Infrastructure is a high-risk sector:

- Significant scale of projects
- Complexity of structure, contractual links and supply chains
- Reliance on local agents and third party intermediaries
- Different cultural attitudes to bribery
- Government involvement



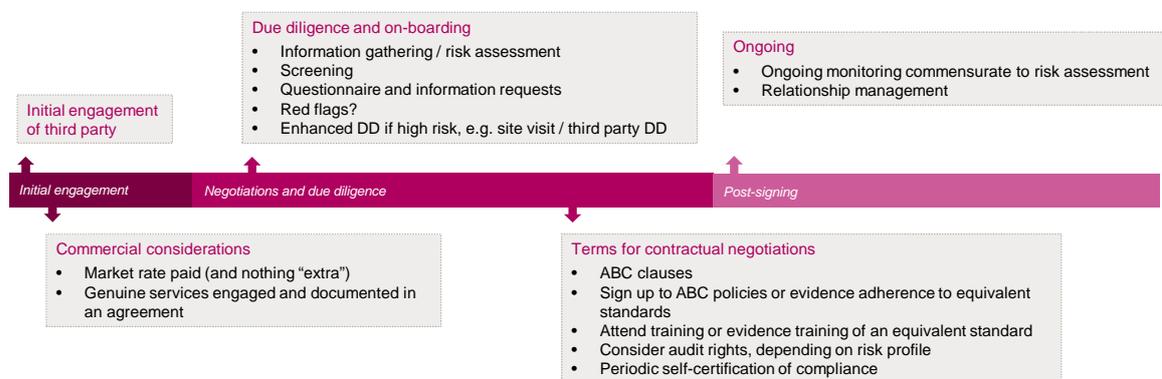


International anti-corruption enforcement

- Gold standard set by UK, US and OECD rules
- Broad extra-territorial effect with significant corporate fines, e.g.
 - Standard Bank: ~US\$32M (UK)
 - Rolls-Royce: ~£510M (UK)
 - Airbus: ~€991M (UK); ~€2B (FRA); ~USD527M (US)
- Public contracts debarment risk globally
- Importance of adequate ABC procedures and accurate books and records



ABC risk mitigation





Key clauses and Risk Allocation

Why is it so important?

- Usually heavily negotiated documents due to the **critical importance of risk allocation**.
- Need to carefully provide for the **entire life-cycle of the project**.
- Risks should be **explicitly identified** and decisions should be made as to how each risk is to be **managed**.
- Risk allocation should be done by reference to the **party/parties with most influence over each issue**.



Key Project Risks



Procurement process challenges to the validity of the concession tender process



Access to land – ensuring the Project Company, Construction Contractor and Operator has access to the required parcels of land throughout the term of the concession



Design risks – ensuring that the project is designed to meet project specifications



Unforeseen sub-surface conditions – effect on project costs and timeline



Unexcused delays caused by construction contractors – consequence of delay and impact on guaranteed completion dates



Key Project Risks (continued)



Delay caused by Project Company – consequences of delay and impact on guaranteed completion dates



Force majeure and other ‘neutral delays’ – consequences of delay and impact on guaranteed completion dates



Failure to achieve project specifications or failure to operate and maintain in accordance with project specifications



Changes in law – impact on schedule, ability to achieve project specifications and operations



Mismatch between the contract terms

20

20



Right to terminate at Common Law: “Repudiatory Breach”

- Consider termination rights that may be available at common law in addition to any contractual rights.
- What is **repudiatory breach**?
 - A breach of contract so fundamental that it gives the aggrieved party the right to choose to terminate (putting an end to all remaining obligations of both parties), as well as to sue for damages
- This includes:
 - Where it is clear (by virtue of express agreement, statute or implication of law) that any breach of the term in question will entitle the other to put an end to all remaining obligations of both parties – i.e. a **breach of a condition**
 - Where the breach in question is of such fundamental importance that it has the effect of **depriving the aggrieved party of substantially the whole benefit of the contract**, often described as a breach going to the root of the contract.
 - Renunciation
 - Impossibility

21

21



Repudiatory Breach: Breach of a condition

- What is a “**condition**”?
- Classification of a term as a condition:
 - **Express agreement** of the parties
 - **Statute**
 - **Judicial precedent**
- If none of the categories apply, it will be a matter for the Court’s judgment: In general, **favour classification as an intermediate/innominate term** [*Grand China Logistics Holding (Group) Co Ltd v Spar Shipping AS* [2016] EWCA Civ 982]
- **Belts and braces approach**: make the consequences of the breach express

22

22



Repudiatory Breach: Substantial failure to perform

- Applies to **intermediate/innominate terms** of a contract
- Does the breach **deprive the aggrieved party of substantially all the benefit** the parties intended that party to get under the contract / **does it go to the root of the contract?**
- Requires an **assessment of the benefit of full performance against**:
 - What has already been received?
 - What loss has been caused thus far by the breach?
 - How it has affected the value of future performance?
 - What loss will be averted by termination?

[*Telford Homes (Creekside) Ltd v Ampurius Nu Homes Holdings Ltd* [2013] EWCA Civ 577]
- **Common infrastructure examples**: Bad workmanship? Delay by the contractor where time is not of the essence? Failure by the employer to pay one or more instalments?

23

23



Repudiatory Breach: Renunciation and impossibility

- Renunciation
 - when **one party**, by words or conduct, shows an **intention not to perform**, or **expressly declares that it will not perform** its obligations under the contract in some **essential respect**
- Impossibility
 - where **one party** has, by its **own act or default** (which need not be deliberate), **disabled itself from performing** its contractual obligations in some **essential respect**, or **prevented completion** of the contract by the other party
- May occur **at or during** the time fixed for **performance**
- Court will assess whether it is **sufficiently serious to justify termination**

24

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Anticipatory repudiation

- Occurs **before performance** is due
- Where a **party refuses (in advance) to perform an obligation (renunciation), or makes it impossible to perform (impossibility)**
- The aggrieved party is **entitled to terminate** at the time of anticipatory breach and **does not have to wait** until an actual breach has occurred
- The aggrieved party may take some time to decide whether to terminate or wait until the time fixed for performance, in the **hope that the other party will change its mind** and perform the contract, but, exercise caution....

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Following a repudiatory breach

- A contract is, as a general rule, **not automatically terminated** by a party's repudiatory breach, the aggrieved party must **elect to terminate**
- An aggrieved party, faced with a repudiatory breach, can:
 - **affirm** the contract in a clear way; or
 - **accept** the repudiation and claim damages
- **The risk of losing the right to terminate through affirmation:** *"In my judgment, there is of course a middle ground between acceptance of a repudiation and affirmation of the contract, and that is the period when the innocent party is making up his mind what to do. **If he does nothing for too long, there may come a time when the law will treat him as having affirmed.** If he maintains the contract in being for the moment, while reserving his right to treat it as repudiated if his contract partner persists in his repudiation, then he has not yet elected"* (Stocznia Gdanska SA v. Latvian Shipping Co [2002] 2 Lloyd's Ref 436, per Rix LJ)



Grounds for termination: Does it make a difference?

- Yes ...
- Termination on **contractual grounds**
 - **easier** to establish
 - usually aggrieved party's damages are **limited to the loss suffered up to the date of termination**
- Termination for **repudiatory breach**
 - often **less clear** whether a repudiatory breach has been committed
 - but generally entitles the aggrieved party to **"loss of bargain" damages**



But be careful...

- Risk that termination by a party, in error, for repudiatory breach could result in that party itself having committed a repudiatory breach [*Telford Homes (Creekside) Ltd v Ampurius Nu Homes Holdings Ltd* [2013] EWCA Civ 577]
- **Before acting, consider:**
 - What is the breach? How likely is it to be considered repudiatory? What level of damages could be awarded?
- **Retrospective validation:**
 - ***The Boston Deep Sea Fishing principle:*** A party that has terminated a contract for an unjustified reason can avoid itself having committed repudiatory breach if there was a valid reason for termination at the time albeit unknown [*Boston Deep Sea Fishing & Ice Co v Ansell* (1888) 39 Ch D 339]
 - **Unless:** (i) the breach could have been rectified had that ground been relied upon at the time; or (ii) the party in question is estopped by conduct or otherwise from relying on a different ground

28

28



Termination of a Concession Agreement

- Usually addressed exhaustively given the potential for significant loss to lenders and investors
- Termination strategy – is the right to terminate beneficial? This depends on the perspective of the affected party
- Sponsors will be concerned to protect investment by limiting rights to terminate. Lenders will wish to protect repayment of debt
- Consider contractor and/or operator “flow down”
- Lender direct agreements may be affected

29

29



Termination of a Concession Agreement: Contractual Considerations

Project Company Default

- Non-compliance other than as a result of supervening events
- Materiality thresholds
- Remedy periods

Host Govt. Party Default

- “Political” Force Majeure
- Discriminatory Change in Law
- Payment default
- Consider enforcement

Common Termination Events

- Prolonged Delay Event or Delayed Completion Event
- “Natural” Force Majeure Event

Notice of termination:

- should be clear and unequivocal
- follow exact contract formalities



Consequences of Termination

- **Consequences of termination as regards:**
 - Compensation
 - Handover of project asset
- Lenders will be concerned to protect their loans to the Concessionaire
 - Level of concern will depend upon compensation regime – where protected will be less concerned
- **If it does all go wrong, how much will the Government pay, if anything?**
- Usually:
 - Lenders protected and “**kept whole**” (but consider Concessionaire “**fault**”)
 - Concessionaire **protected where not at fault**
 - Concessionaire **receives less where at fault**
 - Rationale for payment even where at fault is that Government acquires asset



Termination Compensation – typical recoveries

Immediate Termination Event or Contractor Default	Government Default or Voluntary Termination
<ul style="list-style-type: none"> “costs to complete” principle that Authority should not suffer a loss but should also not benefit from a windfall 	<ul style="list-style-type: none"> full repayment of debt (including break costs) subcontractor losses on capped basis modelled return on equity
Prolonged Delay Event	Force Majeure Event
<ul style="list-style-type: none"> full repayment of debt (including break costs) subcontractor losses on a capped basis return on equity on a capped basis 	<ul style="list-style-type: none"> full repayment of debt (including break costs) no subcontractor losses no return on equity



Summary





Contractual dispute resolution mechanism

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13 October 2020



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Multi-tiered dispute resolution

Most contracts will have a multi-tiered dispute resolution clause where arbitration is generally envisaged as the final step

Advantages

- cost savings
- preserving ongoing commercial relationships

Potential disadvantages

- if the process is not well respected, depending on the “mandatory” wording of the clause, claim may be deemed inadmissible if the earlier phases have not been complied with
- different jurisdictions may have varying approaches to the question of whether a multi-step clause must be strictly adhered to when an early step would be “futile”

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ADR step – negotiation and/or mediation

The first step in a multi-tiered dispute clause is likely to be negotiation, perhaps then progressing to mediation

Negotiation

- Preferable to specify that the negotiations be handled by people not directly involved in the dispute
- Agree on confidentiality of the negotiation

Mediation

- Consider use of institutional mediation rules
- Specify how to appoint the mediator
- Establish that the mediator will not be able to act thereafter as arbitrator unless agreed to by the parties
- Choose the place (city) of mediation and language to be used
- Agree on confidentiality of the mediation

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Expert determination step

Certain disputes, particularly construction disputes, may be **predominantly of a technical nature**, so that determination of the disputed issues by an **independent technical expert** may settle the dispute or assist the parties in achieving a negotiated settlement

This will be **subject to moving on to arbitration** if the expert's determination is challenged or the dispute is otherwise not resolved

Caution:

- if questions of law and/or contract interpretation are likely to be intertwined with the technical issues that might be submitted to an expert, it **may be more efficient to not include an expert determination step** prior to arbitration
- **contested expert determination proceedings** can themselves be **time-consuming and costly**

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Dispute Resolution Boards step

- A common step drafted into **construction contracts**
- **Formal bodies** composed of **one or three members**, not necessarily legal experts
- Typically provided for in a specific multi-tier dispute resolution clause and **established upon signature or commencement of performance** under the contract
- Different types of dispute boards:
 - **Review** Boards: issue non-binding recommendations followed by arbitration in case of a party's dissatisfaction with the recommendations
 - **Adjudication** Boards: issue binding decisions requiring compliance, followed by arbitration in case of a party's dissatisfaction with the decisions
 - **Combined** Dispute Boards: can issue recommendations and/or decisions, depending on the matter, followed by arbitration in case of dissatisfaction

4

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FIDIC's Dispute Avoidance / Adjudication Board (DAAB)

Ad hoc or Standing Board?

- 1999 Ed. – Standing Board only for Construction (Red Book);
- 2017 Ed. – Standing Board for all three: Construction (Red), Plant and Design-Build (Yellow) and EPC/Turnkey (Silver)

Effect of decisions

- Final: (i) meaning; (ii) generally not final; (iii) final if neither party gives a NOD (2017 Ed. – cl.21.4.4)
- Binding: (i) parties to give effect to it, notwithstanding challenge; (ii) power of DAAB to order security for payments made in the interim (2017 Ed. – cl.21.4.3)

Dispute avoidance

- "Issues of disagreements during performance of contract"
- Wider concept of dispute avoidance – earlier stages of dispute avoidance – project planning, risk allocation:
 - PWC – "Business Case Approach" - <https://www.pwc.com/gx/en/capital-projects-infrastructure/publications/assets/pdfs/pwc-resolving-capital-project-disputes.pdf>
 - Federal Facilities Council – "changing adversarial culture" - https://download.nap.edu/cart/download.cgi?record_id=11846
- Potential pitfall? – *Glencot Development and Design Co Ltd v Ben Barrett & Son (Contractors) Limited* [2001] EWHC Technology 15 (13 February 2001)

5

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Arbitration step: Advantages over litigation

- Neutrality
- No public hearings
- Flexibility to select:
 - Procedural rules
 - Governing law
 - Language
 - Arbitrators
- Confidentiality (if correctly provided for)
- Speed and costs?
- Binding and enforceable award (New York Convention 1958 facilitates international recognition and enforcement)

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Arbitration: Potential disadvantages

- Under certain rules there is **no provision** for a **default or summary judgment**
- If arbitration is mandatory and binding, the **parties waive their rights to access the courts** and have a judge determine their dispute
- If, for any reason, your arbitration clause is defective, the **process can be derailed** or can take a very long time and prove more expensive – it becomes a “dispute about a dispute”
- There are **limited avenues for appealing** an arbitral award

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The Arbitration Agreement

- Drafted into the **underlying contract** governing the Parties' relationship in relation to a project
- **Provides for the adoption of arbitration** as the method to resolve disputes
- Should have a **broad scope** to encompass all potential disputes arising out of the Parties' relationship

8

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Key elements of the Arbitration Agreement: Institutional or ad hoc?

Ad hoc:

- DIY arbitration
- Ad hoc arbitration under UNCITRAL Arbitration Rules

Institutional:

- International Chamber of Commerce (ICC)
- London Court of International Arbitration (LCIA)
- Arbitration Institute of the Stockholm Chamber of Commerce (SCC)
- Lagos Chamber of Commerce International Arbitration Centre (LACIAC)
- Singapore International Arbitration Centre (SIAC)

9

9



Key elements of the Arbitration Agreement: Seat and venue

Seat of arbitration provides the **legal framework** for the proceedings

Determines:

- Extent to which **assistance from local courts** is available
- Rights of **recourse** against the award
- National court judges of the arbitration seat may have a role to play in **conservatory measures**

Normally, the arbitration law of the seat **governs certain aspects of the arbitral procedure** (as **distinct** from the law governing the **merits** of any dispute). The choice of seat may therefore affect:

- Powers of the arbitral tribunal
- Formal requirements for an award
- Availability and choice of arbitrators
- Choice of counsel (due to local bar restrictions)
- Confidentiality of the arbitration
- Document production

10

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Key elements of the Arbitration Agreement: Seat and venue

In any event, for the **choice of seat**, consider:

- Country of the seat should be a party to the **New York Convention 1958**
- Seat's legal regime should be **arbitration-friendly**

Seat of arbitration does **not** necessarily need to be the **place where hearings are held** (i.e. the **venue**)

- **Logistical issues** may play a role in choosing a venue for a hearing (which does not need to be specified in the arbitration clause and may be agreed later with the arbitral tribunal):
 - Location of witnesses
 - Availability of support services
 - Site visits to the project (if applicable)

11

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Key elements of the Arbitration Agreement: Composition of the Tribunal

- Usually **addressed in institutional rules**, subject to a different agreement by the parties
- **Uneven number** of arbitrators, usually 1 or 3
 - where appropriate, this may be left to be determined by the institution, based on the amount in dispute and complexity of the case
- If it is clear that the amounts in dispute are not likely to be high, can **save costs by agreeing to a sole arbitrator**
- Often best not to stipulate qualifications or other requirements for arbitrators in the arbitration agreement in advance of a dispute arising
- If any qualifications or characteristics are specified, **avoid overly specific/limiting requirements**

12

12



Key elements of the Arbitration Agreement: Multi-party / multi-contract disputes

Once a dispute is pending, it may also be beneficial to add parties and/or claims:

- **joinder = adding parties**
- **consolidation = adding claims/disputes**

Examples where it may arise:

- **differing parties, but compatible arbitration agreements and contracts**
- **the same parties and compatible arbitration agreements, but different contracts**
- **the same parties and contracts, but inconsistent arbitration agreements**

13

13



Multi-party/multi-contract disputes: Joinder

ICC Rules Art. 7 – Joinder of Additional Parties:

- Refers to a situation where there is already an arbitration pending under ICC Rules and one of the parties to that arbitration seeks to add a new party to the arbitration.

Procedure under ICC Rules Art. 7 and 8:

- A party wishing to join an additional party shall submit a **Request for Joinder** against the additional party to the ICC Secretariat. Unless the parties agreed otherwise, such Requests must be submitted before the appointment or confirmation of any arbitrator by the ICC Court.
- Any party against which a Request for Joinder is made automatically becomes a party to the arbitration upon the submission of that Request, subject to decision on any objection to joinder by the ICC Court (if referred by the ICC's Secretary General) and/or by the arbitral tribunal.
- Claims may be made by any party, including a joined party, against any other party in the arbitration.

14

14



Multi-party/multi-contract disputes: Consolidation

The ICC Court, the LCIA and the SCC Board have the power to consolidate multiple proceedings in circumstances where:

- the **parties expressly agree** to such consolidation; **or**
- **all of the claims** in the arbitrations are made **under the same arbitration agreement**; **or**
- where the claims in the arbitrations are made under **more than one arbitration agreement**, the said arbitration agreements are **compatible**; **and**:
 - ICC Art. 10: are between the **same parties**, and arise out of the **same legal relationship**; or
 - LCIA Art. 22A: are between the **same parties**, or arising out of the **same transaction or series of related transactions** provided **no other tribunal has yet been formed** or, if formed, is composed of the same arbitrators; or
 - SCC Art. 15: the relief sought arises out of the **same transaction/series of transactions** and if consolidation fosters **the efficiency and expeditiousness** of the proceedings

15

15



Multi-party/multi-contract disputes: Common issues

The main challenges are to ensure that:

- All parties sign up to the same, or at least consistent, dispute resolution procedures
- The dispute resolution provisions do not overlap or, if they do, it should be clear which is to prevail where both are potentially engaged
- There is a mechanism for consolidation of proceedings or joinder of third parties
- Principles of equal treatment are observed



Construction of Public Infrastructure (including PPPs & Concession Arrangements)

Topic 11: Sovereign Immunity

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13 October 2020



Overview

1. Sovereign immunity
2. The English law perspective
 - State Immunity Act 1978
3. Case study
4. Practical considerations



Sovereign immunity

- What is it?
- International perspective – absolute v restrictive immunity
- Why does it matter?



The English law perspective (i): Framework

Basic instruments:

- The European Convention on State Immunity 1972
- State Immunity Act 1978
- UN Convention on Jurisdictional Immunities of States and their Property 2004

Basic concepts from the SIA

- “State” / “separate entity” / “central bank”
- Immunity from adjudication and enforcement/execution
- Exceptions



The English law perspective (ii): Immunity from adjudication

- States enjoy immunity except where one of a number of listed exceptions apply (State Immunity Act 1978, section 1)

Waiver

- “submission to jurisdiction” – section 2

“Commercial Transaction”

- proceedings relating to a “commercial transaction” entered into by a State – section 3(1)(a)

Contractual obligation

- proceedings relating to a contractual obligation on the State to be performed wholly or partly in the UK – section 3(1)(b)

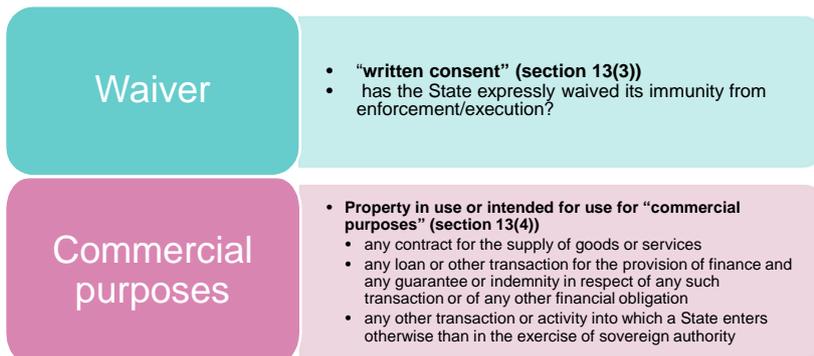
Arbitration

- where a State has agreed in writing to submit a dispute which has arisen, or may arise, to arbitration - section 9(1)



The English law perspective (iii): Immunity from enforcement/execution

- State property is immune from enforcement/execution unless exception applies (section 13(2))
- Two principal exceptions:



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Case study: What are commercial purposes? (i)

SerVaas v Rafidian Bank [2012] UKSC 40



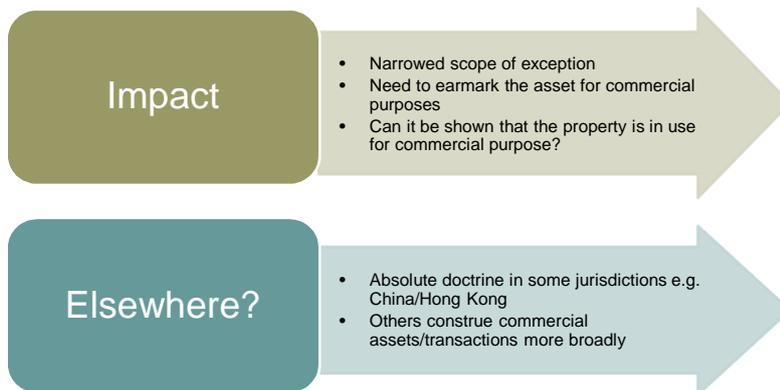
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Case study: What are commercial purposes? (ii)

SerVaas v Rafidian Bank [2012] UKSC 40



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Practical considerations (i)

- Consider whether there are any State or SOE parties involved when structuring a transaction – e.g. would particular contracting entities benefit from sovereign immunity unless an exception applies? Which parties should strategically be party to the transaction documents?
- Check the position on sovereign immunity in all relevant jurisdictions (e.g. jurisdiction of State/State parties; seat; any other jurisdictions in which enforcement is likely) – consult local counsel
- Ensure to include a clear waiver of immunity from adjudication (“submission to jurisdiction”) or an arbitration clause
- Ensure to include a clear waiver of immunity from enforcement – ideally against both commercial and non-commercial assets
- Ensure that injunctive/interim relief is provided for in the clause:
 - Consider any restrictions in jurisdictions where injunctive relief may be required
 - In England, you need a waiver, even if you can identify commercial assets (SIA 1978 section 13(2)(a)); *ETI Euro Telecom v. Republic of Bolivia* [2008] EWCA Civ 880

25

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Practical considerations (ii)

- Check whether the waivers are enforceable in all relevant jurisdictions
- Make sure that appropriate clauses are included in all transaction documents including State parties
- Consider extent of risk in dealing with a State and additional protective measures which can be taken – e.g. stabilisation clauses; investment structuring to access treaty protections; political risk insurance
- Provide for any arbitration to be seated in a jurisdiction that is party to the New York Convention
- ...consider how the overall strategy changes when acting for a State party!

26

26



Construction of Public Infrastructure (including PPPs & Concession Arrangements)

Topic 12: Potential recourse under investment agreements

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13 October 2020



27



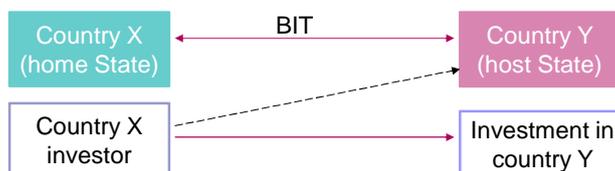
Investment arbitration – Encouraging foreign investment

- Investment involves **medium or long-term exposure** to a host State’s less familiar environment and political landscape
- Risks can include foreign exchange, legal, political, taxation, and exclusivity and regulatory interference
- Investment treaties providing for ISDS **encourage foreign direct investment** by lowering such risks for investors
- Types of investment treaties: Bilateral; Multi-lateral and Investment Chapters



Investment arbitration – Action directly against the State

- Mechanism for private parties to enforce rights directly against a State
- Give a private investor recourse (subject to meeting the necessary conditions) directly against the host state in which their investment has been made in a neutral forum based on **the State’s consent to arbitrate** contained in a treaty.



- Strong commitment to investment arbitration across Africa



Who is protected (i.e. who is a qualifying “investor”)?

Investor / Claimant must be a “national” / “investor” of a Contracting State to the BIT or multilateral treaty in order to invoke protection

Nationality of natural persons determined by:

- domestic citizenship laws of the relevant Contracting State
- e.g. “national” means “*natural person who is a national of that Party under its applicable laws*” (US model BIT)

Nationality of companies may be determined by:

- Usually determined by the company’s place of incorporation or registration
- Note, however, higher standards imposed by some treaties by reference to:
 - the place of effective management / principal place of business
 - state where controlling shareholder domiciled
- *Barcelona Traction, Light and Power Company Limited v Spain* (New Application: 1962) (Belgium v. Spain) (1962-1970)

30

30



What is protected (i.e. what is a qualifying “investment”)?

- Definition of “investment” (can vary widely between treaties, but is often broad), generally:
 - A wide inclusive phrase such as “*every kind of asset*” or “*every kind of investment*”
 - Followed by non-exhaustive list of asset types
 - Exclusions?
- ICSID arbitration – additional requirement under Article 25(1) that the “*legal dispute*” arises “*directly out of an investment*”
- Case law not consistent as to whether *Salini* criteria / some variation of those criteria must be satisfied
- Legality requirement – “*investments*” must be made “*in accordance with*” the laws and regulations of the host State

31

31



Claims through shareholdings

- Party which brings the investment treaty claim may not directly own the investment themselves, but own it through another interest or shareholding
- Shares generally accepted as a type of investment
- **Indirect shareholdings:** Even where there are several subsidiaries intervening between the claimant and the ultimate investment, tribunals have still allowed claims to be brought by the parent company in relation to damage inflicted on that investment, e.g. *Azurix Corp. v Argentina*; *Tza Yap Shum v Peru*
- **Minority shareholdings:** Similarly, there is no requirement (unless expressly incorporated in the treaty) for the shareholding to be a majority/controlling one e.g. *CMS v Argentina*
- Impact = Ability for companies further up the chain to take advantage of any applicable treaty protections



Simple example – Claim through a shareholding

CMS Gas Transmission Company v Argentina (ICSID Case No. ARB/01/8)



...what if the US company was owned by an Argentinian entity? Depends on wording of treaty, but dominant approach is to look at formal nationality



So what about shell companies?

- Can mailbox/shell companies qualify for protection? Under many treaties, yes, e.g. *Yukos Universal Ltd (Isle of Man) v Russian Federation*; *Tokios Tokelès v Ukraine*
- But note more stringent definitions / “denial of benefits” provisions in some treaties to prevent this

See for example the [BIT between the USA and Bolivia](#):

*“Each Party reserves the right to deny to a company of the other Party the benefits of this Treaty if nationals of a third country own or control the company and: (a) the denying Party **does not maintain normal economic relations with the third country**; or (b) the company has **no substantial business activities in the territory of the Party under whose laws it is constituted or organized**”*



Corporate structuring and forum shopping

- Careful investment structuring to access investment protections can assist in minimising political risk (e.g. by creating leverage for negotiations, providing direct recourse to neutral dispute resolution outside the host State)
- There is nothing wrong with prudent planning / corporate structuring per se: In *Agua del Tunari SA v Republic of Bolivia*, the tribunal rejected Bolivia’s objection that the ‘availability of the BIT was the result of strategic changes in the corporate structure’, noting:

[I]t is not uncommon in practice, and – absent a particular limitation – not illegal to locate one’s operations in a jurisdiction perceived to provide a beneficial regulatory and legal environment in terms, for examples, of taxation or the substantive law of the jurisdiction, including the availability of a BIT.

-but timing is key: *Philip Morris Asia Ltd v Australia*



Corporate structuring and forum shopping (cont'd)

- Treaty claim brought in response to tobacco plain packaging legislation
- Australia announced measures in 2010; in 2011 Philip Morris transferred its Australian business to a Hong Kong subsidiary. No US-Australia BIT but there is a Hong Kong-Australia BIT
- Philip Morris lost and had to pay Australia's legal costs
- Key finding: *"the initiation of this arbitration constitutes an abuse of rights, as the corporate restructuring by which the Claimant acquired the Australian subsidiaries occurred at a time when there was a reasonable prospect that the dispute would materialise and as it was carried out for the principal, if not sole, purpose of gaining Treaty protection..."* (588)

36

36



Substantive protections

- **Absolute / non-contingent protections:**
 - No expropriation without full compensation
 - Fair and equitable treatment
 - Full protection and security
 - Free transfer of funds
- **Relative / contingent protections:**
 - National treatment
 - Most Favoured Nation
- Umbrella clauses (can you elevate a breach of contract to a breach of treaty?)

37

37



Expropriation – what is it?

No single recognised definition

Coercive acquisition of private property by the State

By means of administrative or judicial measures, or forcible taking

Tangible and intangible assets (including some contractual rights)



Expropriation – what forms can it take?

Direct expropriation

Indirect (or “creeping”) expropriation and measures having equivalent effect

- Tribunals have struggled to define indirect expropriation – fine line between non-compensable regulatory acts and compensable indirect expropriation
- “Creeping” expropriation – a series of measures can constitute expropriation
- Has the State substantially deprived the investor of the benefit of its investment?



Fair and Equitable Treatment (“FET”)

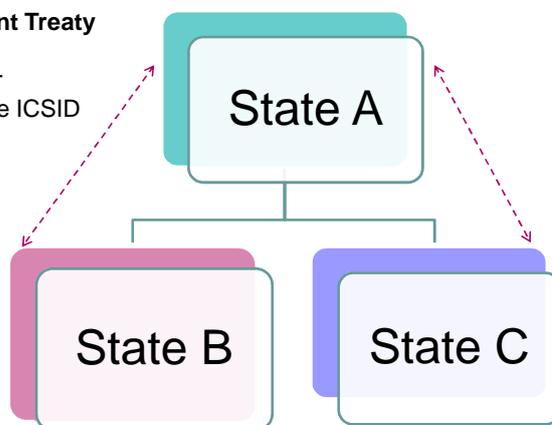
- One of the most widely invoked protections – broad and flexible standard of protection in respect of judicial, executive and / or administrative decision-making
- Types of treatment which may constitute a breach of FET standard?
 - Denial of justice (treatment of investors by courts of host State)
 - Executive / administrative decision making
 - Lack of procedural fairness due process
 - Infringement of investor’s legitimate expectations (stability of legal and business framework / specific assurances)
 - ...but stability does not mean freezing the legal system or making it impossible for State to reform laws and other regulations in force at the time investor made their investment
 - ...and investors need to do their DD before investing



Most Favoured Nation (“MFN”)

Bilateral Investment Treaty

- Broad FET
- No negotiation or notification before ICSID claim



Bilateral Investment Treaty

- Narrow FET
- Year litigated in local courts before ICSID claim
- MFN clause

So, if acting for an investor from State C considering a potential claim against State A, you should consider whether there are more favourable protections in other treaties (e.g. the treaty between State A and State B)



Key considerations for handling FIDIC construction projects and disputes

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13 October 2020



42

42



Key considerations for handling FIDIC construction projects and disputes

- 1 The role and importance of contractual notice provisions
- 2 Best practices for managing FIDIC construction projects
- 3 Practical tips for arbitration of claims

43

43



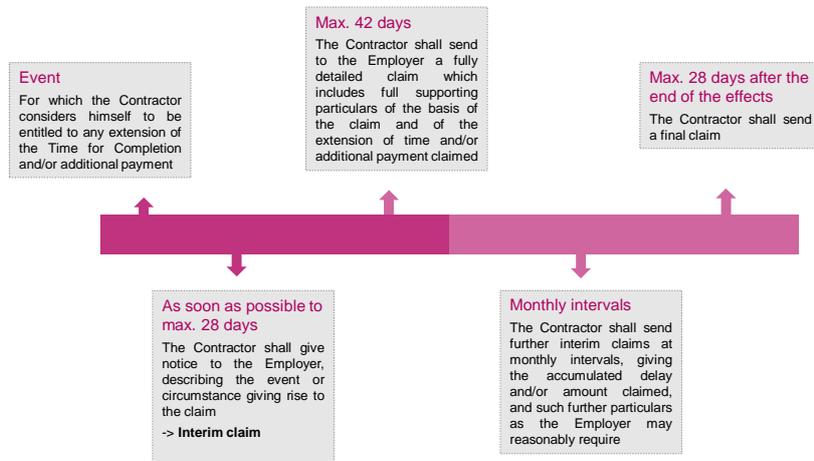
FIDIC – Silver Book 1999 – Clause 20.1

“
 If the Contractor considers himself to be entitled to any extension of the Time for Completion and/or additional payment, the Contractor shall give notice to the Employer, describing the event or circumstance giving rise to the claim. The notice shall be given as soon as practicable, and not later than 28 days after the Contractor became aware, or should have become aware, of the event or circumstance.
 If the Contractor fails to give notice of a claim within such period of 28 days, the Time for Completion shall not be extended, the Contractor shall not be entitled to additional payment, and the Employer shall be discharged from all liability in connection with the claim. Otherwise, the following provisions of the Sub-Clause shall apply.
 – FIDIC Silver Book 1999, clause 20.1
 ”

“
 Within 42 days after the Contractor became aware (or should have become aware) of the event or circumstance giving rise to the claim, or within such other period as may be proposed by the Contractor and approved by the Employer, the Contractor shall send to the Employer a fully detailed claim which includes full supporting particulars of the basis of the claim and of the extension of time and/or additional payment claimed. If the event or circumstance giving rise to the claim has a continuing effect:
 (a) This fully detailed claim shall be considered as interim;
 (b) The Contractor shall send further interim claims at monthly intervals, giving the accumulated delay and/or amount claimed, and such further particulars as the Employer may reasonably require;
 (c) The Contractor shall send a final claim within 28 days after the end of the effects resulting from the event or circumstance, or within such other period as may be proposed by the Contractor and approved by the Employer.
 Within 42 days after receiving a claim or any further particulars supporting a previous claim, or within such other period as may be proposed by the Employer and approved by the Contractor, the Employer shall respond with approval, or with disapproval and detailed comments. He may also request any necessary further particulars, but shall nevertheless give his response on the principles of the claim within such time.
 – FIDIC Silver Book 1999, clause 20.1
 ”



FIDIC – Silver Book 1999 – Clause 20.1 Continuing effect





Contractual notices & time bar – Main differences between common and civil law



Contractual notice & time bar – Main differences between common and civil law : the Obrascon case

- Under common law, Clause 20.1 is usually considered to be a condition precedent.
- When does the 28-day notice period start running? *Obrascon Huarte Lain SA v A-G for Gibraltar*
 - *I see no reason why this clause should be construed strictly against the Contractor and can see reason why it should be construed reasonably broadly, given its serious effect on what could otherwise be good claims for instance for breach of contract by the Employer.*
- Based on the combined reading of Clause 20.1 and Clause 8.4, the 28-day notice period starts to run:
 - When it is clear that there will be a delay (**prospective delay**); or
 - When the delay has started to be incurred (**retrospective delay**).
- Let's look at a hypothetical example...



Notice requirements under FIDIC – Silver Book 2017



*The **claiming Party shall give a Notice to the other Party**, describing the event or circumstance giving rise to the cost, loss, delay or extension of DNP for which the Claim is made as soon as practicable, and no later than 28 days after the claiming Party became aware, or should have become aware, of the event or circumstance (the “Notice of Claim” in these Conditions).*

If the claiming Party fails to give a Notice of Claim within this period of 28 days, the claiming Party shall not be entitled to any additional payment, the Contract Price shall not be reduced (in the case of the Employer as the claiming Party), the Time for Completion (in the case of the Contractor as the claiming Party) or the DNP (in the case of the Employer as the claiming Party) shall not be extended, and the other Party shall be discharged from any liability in connection with the event or circumstance giving rise to the Claim.

– FIDIC Silver Book 2017, clause 20.2.1



48

48



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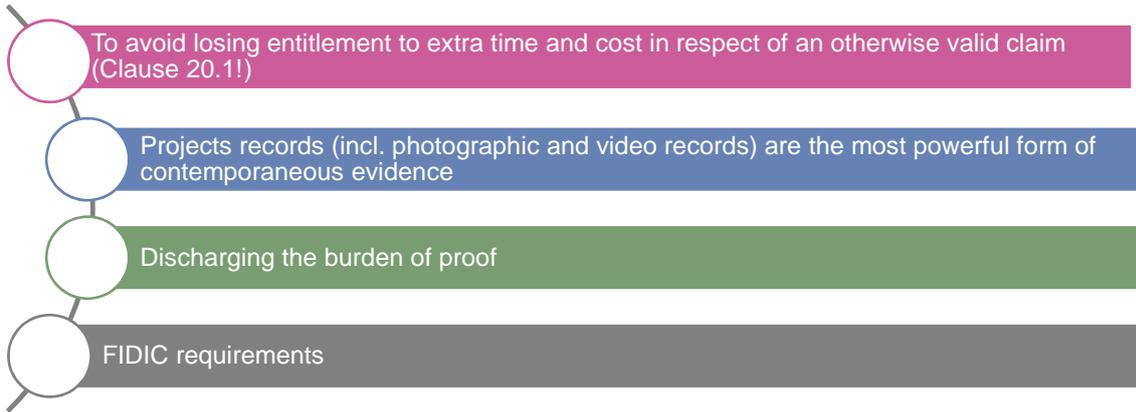
49

49



Best practices for managing FIDIC construction projects

Importance of keeping contemporaneous records



Best practices for managing FIDIC construction projects





Best practices for managing FIDIC construction projects

Handling of claims by the respective parties



Do:

- ✓ Familiarise yourself with the contractual requirements from the start of the Project and keep an **organized record** of all relevant documents and communications
- ✓ Consider investing in an **electronic document management software** and appointing a claim manager
- ✓ Submit your claims **on time and in accordance with contractual requirements**
- ✓ Remember that the inter-partes correspondence may be assessed one day by an Arbitral Tribunal – **keep it factual** and avoid any impression of unreasonableness



Issues for Project Sponsors, Project SPV and Project Financiers

Documentation	Issues for lenders
<ul style="list-style-type: none">• Relevance of Points 1 and 2 (“Handling of claims by respective parties”) to Project Owners• FIDIC Silver Book sub-clause 20.2.3 (“contemporary records”)	<ul style="list-style-type: none">• Involvement of lenders• Step-in provisions





Key considerations for handling FIDIC construction projects and disputes

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- 3 Practical tips for arbitration of claims



Practical tips for arbitration of claims Expert witnesses

- Expert evidence: delay, quantum, technical
- Finding, selecting and instructing the expert witness
- Tips for preparing the expert reports
- Joint expert reports



Practical tips for arbitration of claims

Factual witnesses

- Factual witness evidence will be **key to supplement gaps** in contemporaneous documentary records or to help interpret such records
- Identify the **key and most suitable witnesses** for the various technical aspects of the claims (civil, M&E engineering etc.), define role and content of witness statements
- **Reserve sufficient time to work with the witnesses** – remember that they have a job outside the arbitration world
- Keep the witness statements **factual** – a challenging task

56

56



Practical tips for arbitration of claims

Written submissions

- 1 Set the scene – the importance of the bird's eye view:** provide the Arbitral Tribunal with a clear narrative before delving into the detail of the claims
- 2 Articulate a clear position:** provide a clear and succinct summary of the parties' positions on each claim item
- 3 Manage the volume of documents:**
 - (a) Present the most compelling evidence in the simplest way possible
 - (b) IT solutions can drastically improve management and use of numerous exhibits

57

57



Damages and common claims under construction contracts

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13 October 2020



Common claims – delay

- Express provision for completion of works by a certain date
- **Risk allocation provisions** for timely completion under the contract – specific risk events
- **Extension of time**
- Consequences of delay – what are the parties entitled to?
- Loss and expense claims – **compensable delay** and “time no money” rule
- Delay analysis and **identifying the cause of delay**; critical and non-critical delays
- **Prevention principle** and **time at large**
- Concurrent delay as a strategic defence
- If failure to complete works on time is contractor’s own fault > **damages or termination**



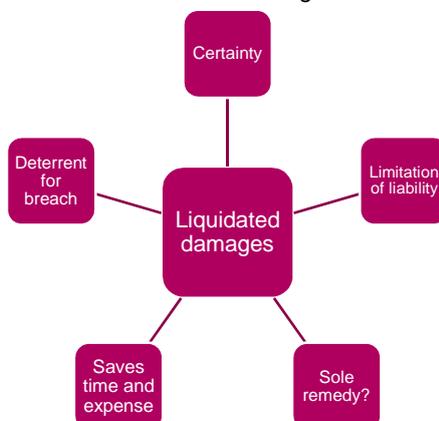
Common claims - disruption

- **Different from delay** – disturbance of the contractor’s regular and economic progress and/or delay to a non-critical activity
 - Often small delay to ultimate completion or none at all
- Employer’s fault
- **Difficult to establish claim**. Contractor must show:
 - Disruption of its activities
 - Disruption caused by a matter which attracts liability under contract or by a breach of contract
 - How much disruption was caused
 - Sum required for compensation – either contractual sum or as damages for breach of contract
- **Challenging gathering evidence, can be costly**



Liquidated damages – key principles

Parties often contractually agree that a **liquidated** (i.e. fixed and agreed) sum shall be paid by a party as damages in the event of its failure to meet a contractual obligation.





Liquidated damages – key principles

Benefits of liquidated damages for employer:

- No requirement to prove causation of the breach, or quantum of the loss suffered
- Liquidated damages payable once a trigger event occurs, irrespective of whether the claimant has suffered any loss at all
- No duty to mitigate its loss

Liquidated damages clause must be a **genuine pre-estimate of loss**, otherwise it is an **unenforceable penalty** clause

Employer may still have the right to pursue a claim for unliquidated damages (or rely on its claim for the penalty).



Common claims – defective work



Making contact.

Linklaters

Disputes Management in Africa Infrastructure Projects Training – Key contacts



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Matthew is Linklaters' Global Chair of International Arbitration. He is a specialist in international arbitration, public and private international law. He also advises on non-contentious matters involving the protection of investments under public international law. Over recent years much of his practice has involved investment treaty arbitrations.

Matthew lectures on matters connected to arbitration and public international law. He is co-author, together with Professor Campbell McLachlan QC and Laurence Shore, of the world's leading investment arbitration text - International Investment Arbitration: Substantive Principles published by Oxford University Press (second edition 2017).

Matthew spent 5 years as Chair of the sub-committee of the UK ICC National Committee responsible for appointing arbitrators in certain ICC disputes and has much experience of how the ICC Secretariat carries out its duties.

Matthew is recommended for public international law, international arbitration and project/energy disputes in Legal 500, Chambers UK, Chambers Global and other legal expert directories.



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Andrew Penfold is a Partner in Linklaters' Energy & Infrastructure practice and is the head of our major projects construction practice. He has over 15 years' experience advising sponsors, lenders and contractors on large-scale oil & gas, power and infrastructure projects.

Andrew regularly works with clients at the inception of a project to structure the procurement of construction, operations and maintenance activities so that they are fully coordinated with the intended funding and commercial strategy.

Andrew has extensive experience in drafting and negotiating contracts across the full range of construction structures, including EPC, EPCM, FEED, multi-contractor structures, onshore/offshore structures and partnering and alliance agreements. He is fully familiar with all the major suites of standard-form documents, including FIDIC, IChemE, LOGIC and NEC and the typical amendments and negotiation points related to them.



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Teresa is a Partner and Solicitor Advocate with over 12 years' experience in the field of international commercial arbitration and litigation.

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Teresa has previously been seconded to BP's Dispute Resolution team and spent two years on secondment to Linklaters' Hong Kong office.

Teresa has acted for clients on a number of significant, high value, construction disputes in the energy sector, including in relation to power plants, semi-submersible rigs and chemical plants.



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