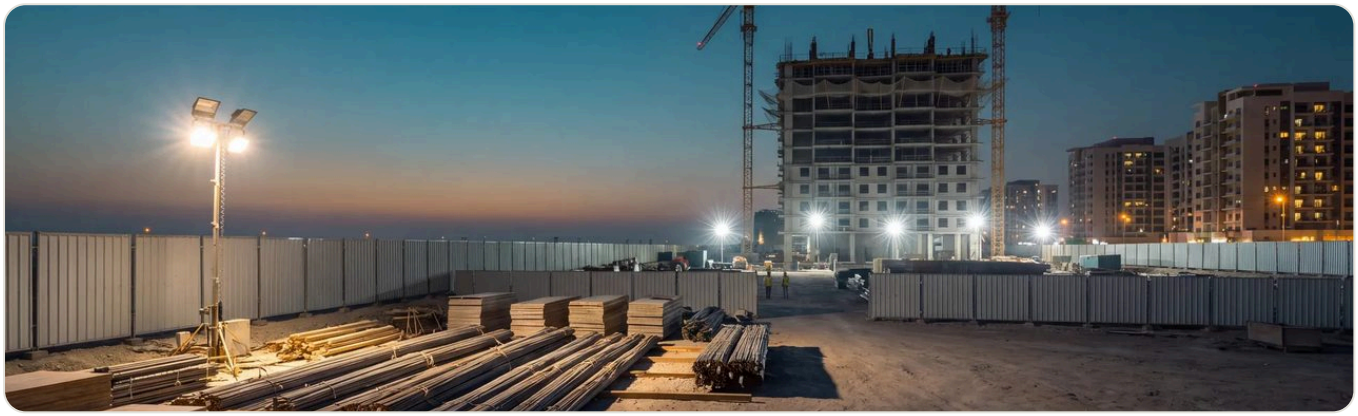
Construction · For main contractors (Commercial Director & Head of QS)

# Site Ledger — FIDIC 28-day notices & subcontractor IPC audit

Are we paying for the same materials twice? Which entries deserve a second look before your surveyor signs the next subcontract payment certificate?



### 01 · UAE REGULATORY & OPERATIONAL SCALE

Under FIDIC 2017 Sub-Clause 20.2.1, a claim not notified within 28 days of becoming (or when the contractor should have become) aware of the event is time-barred save late-notice routes (14-day deemed valid or Sub-Clause 20.2.5); in Panther v MESC [2022] DIFC CA 016 (amended FIDIC 1999, DIFC law), notice was held a condition precedent to time extensions. Infrastructure takes 48% of Dubai's AED 99.5B 2026 budget.

### 02 · ZERO-RISK START (PRIVATE ENTERPRISE FAST-TRACK)

4-week offline back-test at AED 0 upfront on structured CSV/Excel exports of one closed package, read on a machine inside your network where they stay. Zero live Aconex, Unifier or ERP logins; later terms agreed after the study.

### 03 · AUDITED STAGE, BENCHMARKS & OPERATING BOUNDARIES

Stage: In design (no simulation figure is published; an internal synthetic test held only on its generator's wording). Reads structured CSV/Excel exports of one closed subcontract package to flag duplicate Materials-on-Site claims, signed back-charges not deducted and changes that may start a notice clock. Proposed target, set and signed before any data is opened: share of past notices flagged within 2 working days under a false-alarm ceiling. Contracts/legal sign every notice; your QS confirms proposed holds.

### COMPATIBLE SYSTEMS & STANDARDS

Oracle Aconex · Oracle Unifier · RIB Candy · Structured CSV/Excel BOQs · FIDIC 1999 & 2017 Sub-Clause 20.2.1

Verification Protocol · Zero Live Access

# How the 4-week offline audit runs at AED 0 upfront.

Proven offline on your historical records before anything is switched on — with your own engineers, clinicians, surveyors or licensed customs staff keeping final sign-off.



## Two safe ways to verify without system logins

NO VPN · NO LIVE CREDENTIALS

**Mode A · Guided run inside your UAE environment**

Under bilateral NDA / data-sharing terms, historical read-only files stay on a machine inside your own UAE network while Nodal produces a line-referenced report for your operational lead to verify.

**Mode B · Self-run by your own IT**

Your IT runs Nodal's auditable offline checker locally on a standalone machine inside your UAE boundary and shares only the summary table if you choose.

### How does Site Ledger help commercial teams track the FIDIC 28-day claim notice window?

Site Ledger reads structured correspondence, variation and programme CSV/Excel exports from Aconex or Unifier where scope changes, delays or extension estimates are marked, flagging items that may start a notice clock (from document date) so your contracts team or lawyers decide validity and sign any notice.

### What does Site Ledger check on subcontractor payment applications?

Before certification, it cross-checks consecutive subcontractor IPC exports against prior Materials-on-Site claims, inspection logs and signed back-charge registers so your Quantity Surveyor can verify any proposed hold.

### Does Site Ledger require live access to our Aconex or ERP environment?

No. The 4-week back-test runs at AED 0 upfront on read-only CSV/Excel exports processed on a machine inside your own network, with zero live logins.

**Delegate in one forward — no introductory call required**

Web dossier: nodalsystems.ae/site-ledger.html · Written checklist & mutual NDA: scollado@nodalsystems.ae

AED 0 UPFRONT