

# Information for your client in WA

## Managing delays during residential building work



During 2022 the impacts of COVID-19, train derailments, floods and wars continued to cause delays in the supply of building materials in WA from both local and overseas sources. Combined with the unexpected increase in uptake of the federal HomeBuilder grant and WA Building Bonus grant, there continues to be significant pressure at a national level on the availability of labour and price increases continue to emerge across the building supply chain.

Unfortunately, these factors are largely outside of the builder's control and it has resulted in the average build times for the current pipeline of work averaging between 18 and 24 months. However, clients who have recently commenced, or are about to commence work on their home, are likely to see build timeframes improve.

Builders are asking for their client's patience during these unprecedented times. HIA are suggesting that you work with your builder to successfully complete your building project in a reasonable time, taking into account these external factors.

### 1 Work with your builder to monitor the progress of the construction work and track it against contracted timeframes

- You and your builder entered into a residential building contract that set a time frame within which to complete your building project. It is likely this period will need to be extended.

### 2 Discuss any concerns about timeframes

- Talk to your builder and communicate any concerns you may have with the impact of delays or disruptions on your building project.

### 3 Agree to an extension of time

- Once the builder is aware of the cause and extent of the delay they will ask for an extension of time.
- Generally an extension of time is permitted for delays outside of the builder's control, such as product and material shortages that were unforeseeable when you entered into the contract.
- Agreeing to an extension of time will ensure your project continues to progress.

### 4 Consider product substitution

- If delays are unacceptable and there are viable alternatives, talk about substituting your chosen product or material for something else.

[HIA's toolkit for managing delays and price increases](#) may also be of assistance.

While the situation is frustrating, HIA is confident that your builder is doing everything they can to ensure they can complete your building project on time.

**Working together is the best way to achieve this common goal.**