

Information for your client

Managing delays during residential building work



COVID-19 is continuing to cause delays in the supply of building materials from both local and overseas sources. Combined with the unexpected increase in uptake of the HomeBuilder grant, there is now significant pressure on the availability of labour and price increases are emerging across the building supply chain.

While the extent of the delays will vary in each state this pressure may impact the timely progress of your building project.

Unfortunately these factors are largely outside of the builder's control.

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.

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.