

BUILDING AND CONSTRUCTION DISPUTES

FACTS & FIGURES



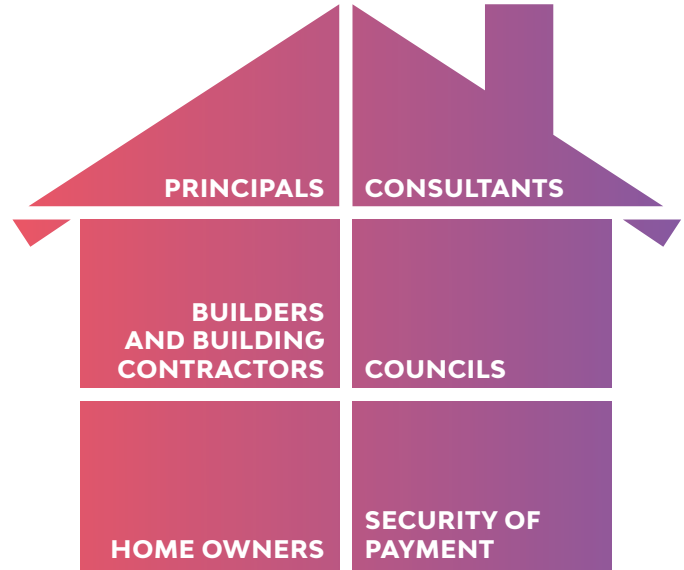
“

Laws and obligations
surrounding the building
industry are not as safe
as bricks and mortar

”

CONTENTS

PRINCIPALS	04
BUILDERS AND BUILDING CONTRACTORS	08
HOME OWNERS	12
CONSULTANTS	16
COUNCILS	18
SECURITY OF PAYMENT	20



PRINCIPALS

CONSTRUCTION PROJECTS ARE CHARACTERISED BY DISPUTES AND CLAIMS FOR ADDITIONAL TIME AND COST.

How does your construction contract deal with:

- Claims for an increase to the contract sum
- Claims for time and cost relief by your contractor
 - The provision of indemnities and warranties
- Disputes and alternative dispute resolution processes
 - Termination, including for your convenience

Does your construction contract need to comply with the **Home Building Act**?

Have you considered nominating a 'benchmark building' as the requisite standard for your project?

Does your contract exclude the application of the **Civil Liability Act**?

Is your contract consistent with the **Building and Construction Industry Security of Payment Act**?



CONSTRUCTION CONTRACTS

The primary reason for amending contract terms is to **shift risk**

INTERESTING FACTS:



***CLAUSES MOST LIKELY TO BE AMENDED RELATE TO:**

EOT's	76%
delay damages including LD's	68%
variations	63%
warranties as to quality	62%

PRINCIPALS

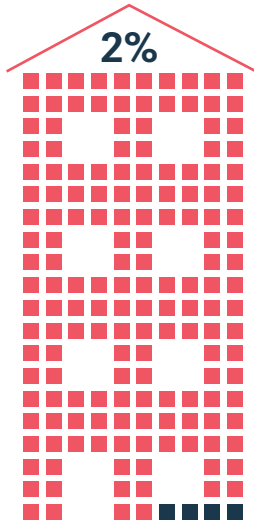
*University of Melbourne ' Standard Forms of Contract in the Australian Construction Industry Research Report' dated June 2014

CONSTRUCTION CONTRACTS

A comprehensive **Scope of Work** can avoid disappointment and reduce the potential for dispute.

Accurately specify and detail:





Developers of residential buildings of **4 or more storeys** must pay a bond of **2%** of the building contract sum to **Fair Trading NSW** to cover the costs of rectifying any defects



Most principals know of the ***Building and Construction Industry Security of Payment Act*** but don't know of the risks and ramifications of not complying strictly with the tight timeframes that it imposes

BUILDERS AND BUILDING CONTRACTORS

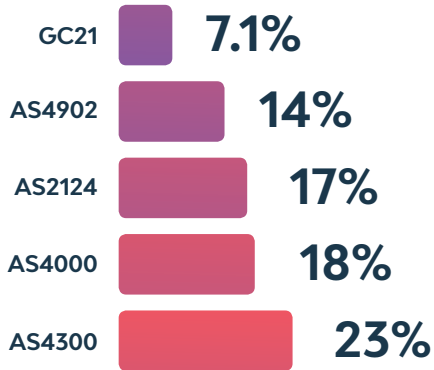
ISSUES TO CONSIDER:

- Your entitlement to time and cost relief including delay damages
 - Do you own the benefit of any float in the program?
- Is the superintendent required to act reasonably and in good faith?
- Will there be other contractors on site that may impede your progress?
 - Are you subject to any unreasonable time bars which prohibit you from making claims?
- Do your payment claims comply with the Building and Construction Industry Security of Payment Act to ensure timely payment or resolution of any disputes by adjudication?
- Did you know that if your construction contract with the principal or head contractor is executed as a deed, then the period of time within which a claim can be brought against you for breach of an obligation may be increased from 6 to 12 years



TYPES OF CONSTRUCTION CONTRACTS

The most widely used standard forms of contract are the **Australian Standards**. **GC21** is also widely used in New South Wales for **government contracts**.



Common risk categories in a construction project are:

- Time
- Design
- Quality
- Scope
- Site conditions
- Variations

UNLIMITED LIABILITY



Many builders sign contracts providing indemnities to their clients with **unlimited liability**

GET PROMPT PAYMENT



Builders know about the ***Building and Construction Industry Security of Payment Act*** but often do not know how to use it to **get prompt payment** of progress claims or resolution of disputes



RESIDENTIAL BUILDERS



All residential builders must have a contractor licence where the value of work and materials is in excess of **\$5,000** (inclusive), or the work is specialist work such as electrical wiring or plumbing

RECOURSE



In many contracts, principals can have recourse to a bond bank guarantee or retention moneys without proving a right to do so

HOME OWNERS

THINGS TO THINK ABOUT:

- All builders must have a contractor licence where the value of works and materials is more than \$5,000 (inclusive)
 - Does your builder have the necessary licence and insurances?
- Has your builder provided a certificate of home warranty insurance under the Home Building Compensation Fund?
 - Can you terminate the building contract with your builder and at what cost?
 - Can you claim liquidated damages if your builder is late in completing the building works?
- Do you know the difference between a 'major' and 'other' defect' and the defect liability periods that apply to each?
 - Did you know that you can only lodge a claim under the builder's home warranty insurance if your builder dies, disappears or goes into bankruptcy or liquidation?



HOME WARRANTY INSURANCE

INTERESTING FACTS:



HOME OWNERS

You can only claim on home warranty insurance in the event of the death or insolvency of the builder, or where you can establish that the builder has disappeared.

STATUTORY WARRANTIES UNDER THE HOME BUILDING ACT



Every building contract for residential work will contain the **statutory warranties** set out in **section 18B** of the *Home Building Act 1989*

The statutory warranty period:

- for a **Major Defect** is 6 years from completion of the work; and
- for **Other Defects** is 2 years from completion of the work

Section 18B Statutory warranties include:

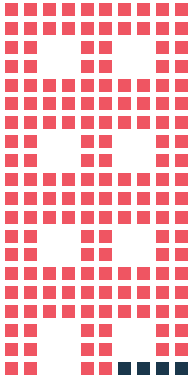
- a) That work will be done:
 - with due care & skill
 - in accordance with plans & specifications
 - in accordance with and comply with all law
 - with due diligence
 - within the time stipulated in the contract
- b) That work on a dwelling will result in a dwelling reasonably fit for occupation



HOME BUILDING DISPUTES

If you have a dispute with your home builder, which you have been unable to resolve, contact the Department of Fair Trading for assistance. If the Department of Fair Trading are unable to assist in resolving the dispute, you can take the dispute to NCAT

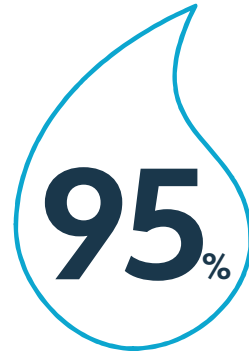
In FY 2017, **2860** home building dispute applications were lodged with **NCAT**



Builders are not required to take out home warranty insurance for buildings which are **4 or more storeys** or contain **two or more** separate dwellings



The preference of **NCAT** is to issue a Rectification Order and have the builder return to your home to fix the defects.



of **defects** relate to **waterproofing**

CONSULTANTS

HAVE YOU CONSIDERED THE FOLLOWING
AREAS OF POTENTIAL RISK:

- Contractual warranties and indemnities that you have given
 - Unlimited liability
- Exposure to consequential and/or indirect loss
- Ambiguous and uncertain scope of services
 - Potential novation of your consultant's agreement to an unidentified design and construct builder



AS 4122 – **General Conditions of Contract for Consultants** is the most widely used standard form contract

Consultants are usually called to give evidence in claims made against the builder of a project if **Court** or **Tribunal action** is commenced

If you are a consultant who is also a superintendent, **clause 20 of AS4000** provides certain obligations of good faith

Consultants are able to use the **Building and Construction Industry Security of Payment Act** to get prompt payment of fees

Many contracts used by principals assign copyright in its consultants' work to the principal

COUNCILS

DOES YOUR CONSTRUCTION CONTRACT ACCURATELY SPECIFY IN DETAIL:

- The **deliverables, the 'works', warranties, indemnities, the documentation** comprising the contract
 - The required **quality**
 - When and in what circumstances the contractor is entitled to **time and cost relief**

Does Council have the **right to terminate** the contract for its convenience?

In what circumstances can Council have **recourse** to the contractor's security?

Does the contractor's bank guarantee have an **expiry date**?

Did you know that if your construction contract is executed as a deed rather than an agreement, then the period of time in which a claim can be brought for a breach of an obligation of the construction contract may be **12 years**, not the usual **6 years**?



>\$150,000

Council must comply with the **Local Government Act and Regulations** regarding tendering prior to entering into any construction contract where the cost of work and materials is greater than **\$150,000**



Lobbying of councillors and/or Council staff **may require exclusion** of a contractor from the tendering process

Once a tender offer has been **accepted**, there is no opportunity to negotiate the terms of the contract



Best value for money is not always the lowest price



Variation of a contract will not require Council to let a new tender if the variation is not so significant as to amount to a new contract, or there are extenuating circumstances

SECURITY OF PAYMENT

THE BUILDING AND CONSTRUCTION INDUSTRY SECURITY OF PAYMENT ACT:

- Does not apply to residential work being carried out for owner occupiers
- Was implemented to improve cash flow to contractors and the prompt resolution of disputes
 - Requires a contractor claiming under the Act to comply strictly with its requirements
- Has very tight time requirements that must be met by the principal or lead contractor to avoid liability by default
 - Can be used by consultants and suppliers of materials as well as contractors



INSOLVENCIES



On average, there are more than **1700 insolvencies** in the construction industry each year, representing **20% to 25%** of all insolvencies in Australia
(source ASIC, Insolvency Statistics)

SECURITY OF PAYMENT ACT



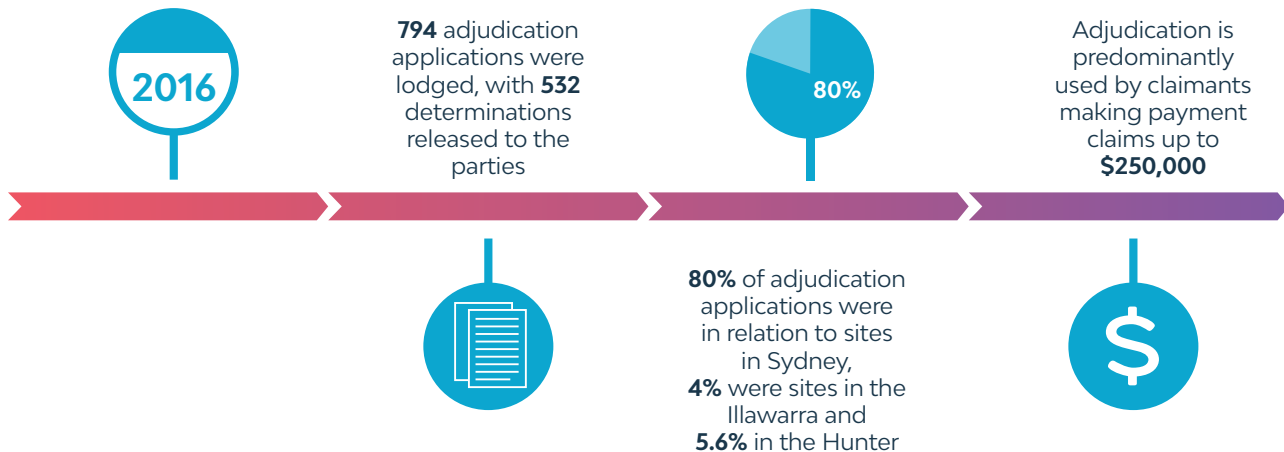
Aim is to ensure prompt recovery of progress payments and resolution of disputes by adjudication

USE OF CREDIT CARDS



68% of construction businesses need to **borrow** or **use credit cards** due to late payments to their business
(source ASBFEO 2017)

SECURITY OF PAYMENT ADJUDICATION



ADJUDICATION DETERMINATIONS

70%

of adjudication
determinations
released were made
in respect of claims
under \$100,000¹

SOP ACT

Inadequate cash flow is
the most frequent cause
of business failure

The **SOP ACT** specifically
overrides a "**pay when
paid**" provision in a building
contract

Principals cannot contract
out of the **SOP ACT**

INTERESTING FACTS:

SECURITY OF PAYMENT

¹ NSW Department of Finance & Services - Building and Construction Industry Security of Payment Act 1999 Adjudication Activity in NSW, Annual Report 2015/16

KEY CONTACTS

FOR MORE INFORMATION, CONTACT ONE OF OUR KEY TEAM MEMBERS:



Gavin Stuart
Partner

P 02 8281 7878
gstuart@bartier.com.au



David Creais
Partner

P 02 8281 7823
dcreais@bartier.com.au



Sharon Levy
Senior Associate

P 02 8281 7818
slevy@bartier.com.au



Mark Glynn
Senior Associate

P 02 8281 7865
mglynn@bartier.com.au



Adam Cutri
Senior Associate

P 02 8281 7873
acutri@bartier.com.au

