



Australian
Institute of
Architects

CLIENT RESOURCE

Single Residential Projects

CLIENT SUPPLIED ITEMS





House in Newtown | Architect George | Photography: Clinton Weaver

CLIENT SUPPLIED ITEMS

In most building contracts the builder is responsible for purchasing and installing all items for a project, however it is not uncommon for clients to elect to or be asked to supply some items for a project.

Client supplied items tend to be off the shelf items which only need installation, for example a light fitting or toilet. They may also be a specialist trade eg. Joinery, where both supply and installation can be handled outside of the contract.

When a builder supplies items for a project the owner will pay builders margin and/or attendance costs on top of the cost of the item or trade. If a builder supplies an item they are responsible for the coordination, installation and performance of the item or trade. If there is a problem with an item during the contract or after practical completion, the builder is obligated to rectify the issue. While this provides security to the owner it should be noted that the client is paying for this arrangement.

BUILDER'S MARGIN AND ATTENDANCE COSTS

The builder's margin is an amount of money that is added to the cost of most items in the contract. This cost covers the time required for a builder to coordinate and oversee a trade or the supply and installation of an item. It also covers the risk a builder takes on when undertaking building works and supplying items or engaging external contractors. An example of this might be coordinating the replacement of a defective fitting and making good the building around it afterwards.

Builder's attendance costs is paid to the builder to coordinate the installation of something that is external to the contract.

The service a builder provides in return for these payments may include the following:

- checking the required quantities of a material
- checking exact measurements for manufacture of an item
- coordinating delivery
- checking the order
- chasing up missing items
- making sure the installers turn up and do their work as specified in the correct location and
- arranging for defects to be rectified.

Preview Only

This is an extract from our client resource library.

The full document includes detailed guidance, examples, and notes tailored to new projects.

To receive the complete version, simply get in touch — we'll be happy to provide it.

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