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QUEENSLAND'S BUILDING MATERIAL & TRADE SUPPLY AND COST ISSUES

Builders throughout Queensland are continuing to experience skilled trade and labour shortages as well as shortages of certain building materials. Building material prices remain difficult to predict with some materials continuing to increase in price. While some material prices are stabilising, such as timber and steel, others are not, for example, concrete.

These factors have a significant impact on the progress and cost of building works. Building a home in Queensland takes longer than previous years due to difficulties in securing necessary trades and materials.

While the causes are many and varied, the problems are compounded by continuing impacts of COVID-19 supply chain disruptions, global surge in demand for building materials, international events, and impacts of severe weather events.

Later in 2023, builders will also face changes in government requirements for new homes including waterproofing changes and accessibility requirements, adding time and cost to housing.

While we are working hard on solutions and strategies, the reality is that delays and price hikes are unavoidable and will need to be factored into build times and contract pricing.

We urge builders to work closely with their clients to best navigate these challenging times and identify and consider risks when pricing projects.

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