

# What To Know About Defects Liability Period

As a homeowner, Defects Liability Period is one of the most important aspects to understand. This period is crucial in ensuring the fitness of your home, giving you the right to damages, and assessing the quality of work of your builder or contractor. Let's dive deeper into what you need to know about the Defects Liability Period.

## What is Defects Liability Period

Defects Liability Period (DLP) is the period following the completion of the building project, where the quality of the work is assessed to identify defects and ensure necessary improvements. The DLP is a critical phase of the building process, as it ensures that the completed residential building is fit for purpose. The DLP commences upon practical completion, which means that the contract works are completed and ready for formal building defects inspection.

### Practical Completion

[Practical completion](#) is a milestone that indicates that the builder has completed their work, and the building is now in a state where it can be occupied. It is also the time where the builder's responsibilities change from construction to rectification of defects.

### Substantial Completion

Substantial completion, on the other hand, means that the builder has completed a sufficient amount of work to claim the agreed contract milestone sum.

### How long should a defects liability period be?

The DLP typically lasts for 12-24 months, depending on the building project's nature and complexity. During this time, defects liability inspectors are hired to check the residential building for any defects or repairs that need to be made. The inspection findings, assessment, and recommendations are documented in a building defects report, which can be used as a basis to assess whether the contractor or builder has done their job well or if any agreement on the contract has been breached.

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## How Does Defects Liability Period Work?

During the Defects Liability Period, the contractor is obliged to repair or remedy any defects found in the residential building. If any defects are found, the principal is entitled to have them fixed by the contractor at no additional cost. The superintendent plays a crucial role in ensuring that the contractor complies with their obligations during the Defects Liability Period.

At the end of the period, a final inspection is carried out to confirm that all defects have been remedied. Once the inspection is complete and all defects are resolved, the superintendent issues a certificate of final completion. This certificate confirms that the work has been completed and the contract is fulfilled. If defects are found during the inspection, they will be remedied before the certificate is issued.

### Building Defects Inspection

A [building defects inspector](#) is hired to check the residential building if there are any defects or any other work that needs to be repaired and improved. Its findings, assessment, and recommendations are all documented in a building defects report.

### Building Defects Report

It is the detailed documentation of the result of the building defects inspection. This can be the basis of the homeowner whether the contractor or the builder has done his job well or if any agreement on the contract was breached.

## Common Building Defects During Defects Liability Period

During the defects liability period, it is essential to identify and address common building defects that may arise. Some of these defects include cracks in walls, floors or ceilings, water leaks, and electrical issues. These defects can result from a variety of causes, including poor workmanship, design flaws, or environmental factors such as moisture or temperature changes. To prevent these defects from occurring, it is crucial to ensure proper installation and maintenance of building systems, materials, and components.

- Concrete spalling is a common structural defect caused by the corrosion of steel reinforcement bars within the concrete.
- External wall tiling defects can occur due to poor workmanship or inappropriate materials.
- Water leaks can be caused by inadequate waterproofing or poor installation of plumbing fixtures.
- Electrical issues may arise due to faulty wiring, installation of inadequate electrical systems, or insufficient power supply.

Identifying and addressing these common building defects during the defect liability period is critical to ensure that the building meets the required standards and is safe for occupants. Failure to address these issues during the DLP period may result in additional costs for the owner and may affect the value of the property.

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## Benefits of Defects Liability Period

The Benefits of Defects Liability Period are significant to both the owner and the contractor.

**1. It ensures the fitness of the residential building to serve its purpose.**

Of course, any homeowner wouldn't want an unstable and defective place to stay in. Hence, the defects liability period is the time to fix anything that needs to be fixed, polish anything that needs to be polished. This includes considering how safe the place is to live in by the homeowners.

**2. This period gives the principal the right to damages if any defect is found.**

Defects can be considered as breach of contract. So if these defects are found within the agreed defects liability period, the principal has the right to damages. But surely, this must still be consulted with a building lawyer to confirm if that defect really qualifies as contract breach.

**3. This period can also be the time to know if the builders and contractor had done their job well.**

This is pretty much the same as assessing whether they had committed a breach or not. It is after the residential building is done when the works are truly judged and how skillful the builders are measured. The less defects, the more that the house was built with quality.

Ultimately, the DLP provides a level of protection and peace of mind to the owner, knowing that any defects or damages will be addressed during the given period.

## How can Construction Lawyers help with Defects Liability Period?

[Construction Lawyers](#) play a crucial role in Defects Liability Period (DLP) by providing legal assistance to owners and contractors. They can help with legal advice, creating a building defects report, and preparing evidence for potential legal disputes. Legal disputes that may arise during DLP include breach of contract, negligence, and non-compliance with building regulations.

Seeking legal advice for DLP-related issues is important to ensure that the proper steps are taken to protect the rights of the owner and contractor. With the guidance of a construction lawyer, owners and contractors can have peace of mind and confidence that their interests are being protected.

## How can Contracts Specialist help with Defects Liability Period?

[Contracts specialists](#) can assist in resolving DLP-related issues by reviewing the contract and identifying any potential issues or areas of concern. They can also provide guidance on the legal rights and obligations of the parties involved, and help negotiate any necessary changes or amendments to the contract.

In the event of a dispute, we can assist in the resolution process by [representing](#) their clients in negotiations, mediation, or arbitration. They can also provide legal advice and guidance on the best course of action to take.

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Having clear and concise contract terms can greatly benefit all parties involved in a construction project, and seeking the assistance of a contracts specialist can help ensure that the contract is fair and legally binding for everyone.

Our principal lawyer, [John Dela Cruz](#), deals with [Building Disputes](#), [Construction Contracts](#), and [Security of Payments](#) day in and day out. Bringing over 10 years of experience, you are definitely ensured that you are taking the right path in your legal situation. So if you need legal advice with your building defects, call Contracts Specialist now.

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