

Building Product Leaders Forum

# Building Commission NSW

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21 August 2024



## Partnering to deliver the NSW Government's housing commitments



A construction industry that can build the **housing needed over the next 10 years**



**Quality accountability** is not be sacrificed for quantity



**Work with all government agencies and industry** to make this possible

# Our strategy

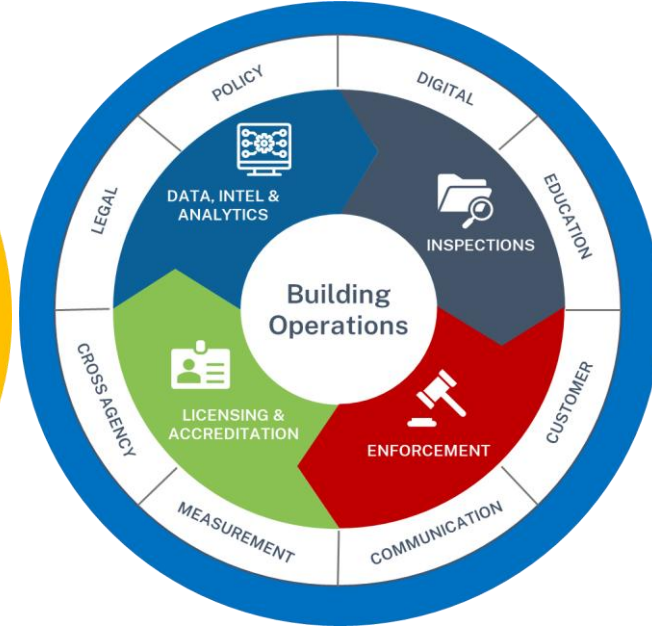
We are central to rebuilding trust and capability in the construction sector and delivering on the Government's housing commitments.

We have two main branches: Policy & Programs and Building Operations.

We are based where homes are being built to ensure compliance is carried out on a regular basis.

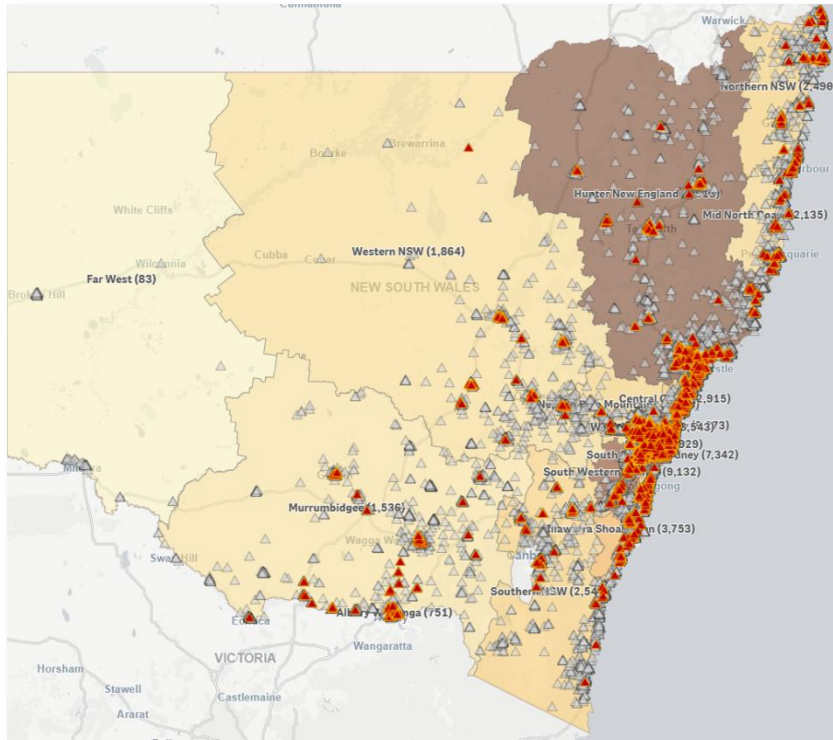


Industry and Customer Capability



Building Commission Capability

# Building Commission NSW is a data-driven state-wide regulator



Our focus is on where people live and sleep in NSW (Class 1, 2, 3 and 9c), including residential homes and apartments, boarding houses, hotels and aged-care facilities.

Data drives risk-based decision making to:

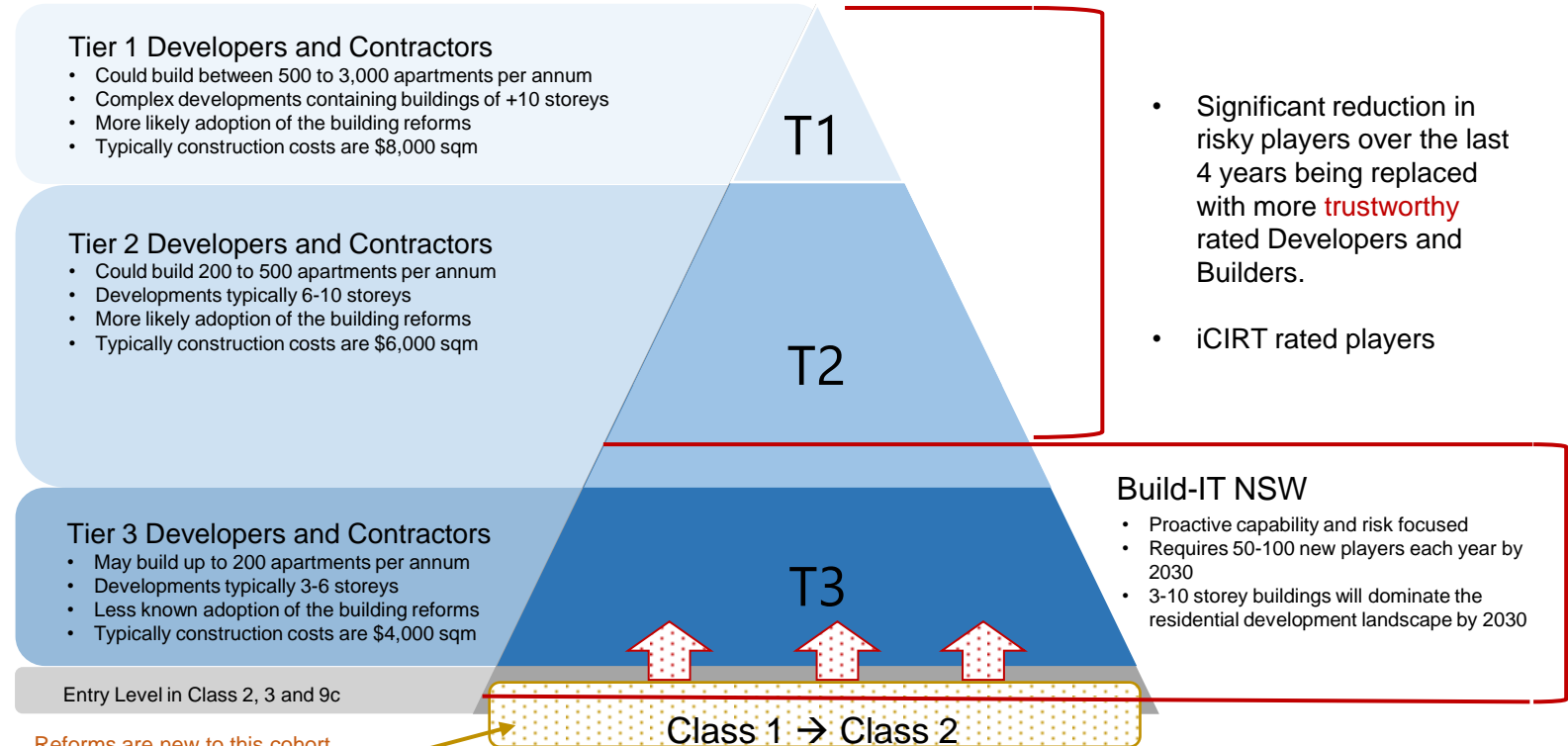
- target compliance inspections
- reduce the harms from defective building work and the use of non-Australian standard products.

## **Statewide:**

Approximately 10% - 20% of the building projects are highly risky

# Building industry capability 2024 - 2030

(Class 2, 3 and 9c landscape)



- Significant reduction in risky players over the last 4 years being replaced with more **trustworthy** rated Developers and Builders.
- iCIRT rated players

Reforms are new to this cohort.  
Must avoid new entrants being the cause of the next wave of defects crisis.

# The next stage of our reforms (subject to further feedback and analysis)

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## Uplift capability and restore confidence

Modernised, simple and consolidated building legislation in NSW, including the following proposals:

- Graduated building licences based on building complexity and new licences for design, engineering and waterproofing
- Enhance regulatory value of licence through CPD, supervision, and access to Australian Standards
- Stronger end to end accountability for build quality in building system, including fire
- Digitising and aligning building approval certificates, compliance certificates and building manuals
- Stronger regulation for offsite construction
- Rollout of decennial liability insurance

# NSW Building Regulation pathway

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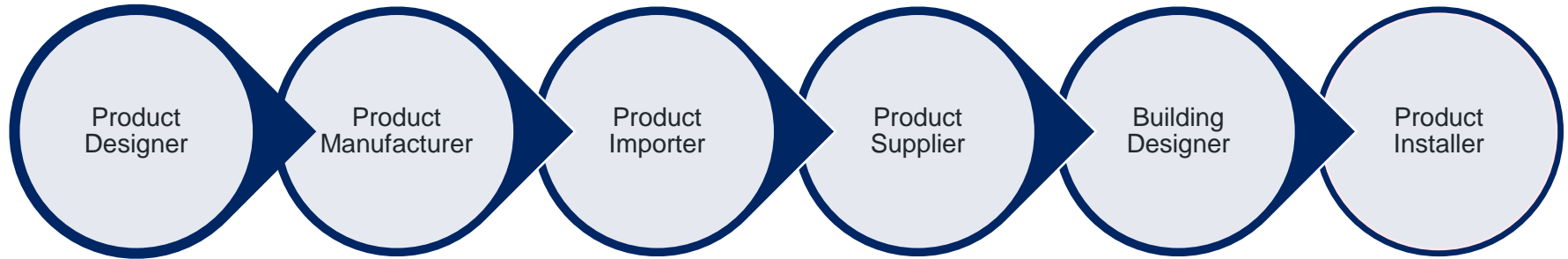
The proposed reforms will:

- ✓ Support housing growth without compromising build quality, including building products
  - ✓ Amalgamate the legislative requirements into a single framework, making the rules and obligations easier and simpler to understand
  - ✓ Streamline the building approvals process, removing fragmentation, complexity and duplication and focus a build quality compliance
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# NSW reforms establishing a chain of responsibility for building products

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## Chain of responsibility





# Duties checklist

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- ✓ Ensure product is not 'non-conforming'
- ✓ Report use of 'non-conforming' building product
- ✓ Report death/injury from 'non-conforming' building product
- ✓ Provide information about building product

## A 'non-conforming' building product:

- X Doesn't meet NCC standards or legislation
- X Doesn't perform as represented by a person in the chain of responsibility
- X Not suitable or safe for intended use

# Building Products Safety reforms



Suitability of  
product for intended  
use



How product meets  
Australian  
Standards for  
intended use  
(or appropriate  
international  
standards or  
authoritative  
industry sources)



Particular  
circumstances or  
conditions where  
product may be  
used  
(i.e. only internal  
areas or not above  
certain heights)



Instructions to  
explain how product  
is installed  
(i.e. types of  
fasteners, adhesive  
or mounting  
system)



Instructions on how  
product must be  
used for NCC  
compliance  
(i.e. cladding that  
can only be used  
below certain  
heights)

# Redefining prefabricated buildings as 'building work' not 'building products'



Building products

Building work



# Questions & Answers

<https://www.nsw.gov.au/departments-and-agencies/standing-commission>

