Refinements to R4Q PF

IMPROVING COMPLIANCE AND ENFORCEMENT IN THE BUILDING SECTOR THROUGH CULTURAL CHANGE

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A shift to the new norm, riding the wave of change

AFAC19
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PI pullout chips away at building industry’s foundations

Mascot Towers residents to receive emergency accommodation funding from NSW Government

Inconsistency Minister say

'Not worked': Premier admits Sydney's building industry is failing

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Industry groups call for urgent Australia-wide action on building regulation

Minister strike deal on building reforms

Cladding debacle: Josh Frydenberg dismisses Victoria's call for help on $600m bill
Australian politics

'Public at risk': bill to ban flammable cladding imports returns to Senate

Centre Alliance says it will reintroduce a bill to ban the import of combustible cladding.

Melbourne apartment block unsafe to live in due to cladding and fire safety, residents told to leave

Cracking Up

For 20 years the nation's city skylines have been changing with the building of more than 850,000 apartments across the country. Glitzy advertising has lured buyers away from the traditional Aussie dream of a house with a prospect of sophisticated apartment living and high-end features. But the price has well and truly come off the apartment property boom. Four Corners investigates Australia's apartment building circa, from sexy workers wanting to tax save, leaving owners out of pocket and in some cases out of a home altogether.
Overview

• Overview of the issues
• Achieving a cultural shift through reform
• The changing role of emergency management
The ‘package’ of reports

- National Reports
- Lack of alignment
- Lack of overarching strategy

- Building Confidence
- Building product safety
- Building Trust & Harmony

- Consumer protection
- Owners Corps
- Ongoing maintenance
- Insolvency & anit-phoenixing
Contractual risk & unfair payment practices

- Limited design detail when quoting
- Financing locked in
- Tight margins
- ‘value’ engineering, substitution, rework
- Pressure on subbies
- Variation claims, back charges
- Disputes, delays, mistakes, cut corners
Building Approvals Systems

- Poor Design Quality
- Lack of checks and oversight
- Poor adherence to design
- Design and construct
- ‘value’ engineering, substitution, rework
- Limited inspections by whom?
- Sign off based on declarations and self certification
- Poor document handover to enable ongoing compliance
Building Product Safety

- Global supply chains lack transparency
- Role of industry in development of standards
- Lack of testing to standards & credibility of testing labs
- Lack of supply chain accountability & credibility
- Substitution along chain
- Lax oversight at the checkpoints
- Poor installation practices
Roles of government

- Building Regulators
- Economic benefits
- Public safety & emergency response
- Principle/developer
- Income generation
Achieving Cultural Change

• Meaningful reform

• There must be costs to achieve benefits
  • Words on a page vs tangible obligations

• Package of solutions – no silver bullets, no cherry picking

• New conversations
  • Between ‘regulators’
  • Between government and industry

• Industry engagement vs industry capture
Cultural change to prioritise public interest outcomes

- Interpretations which are in the best interests of the end user
  - Value engineering
  - Risk shifting – e.g. active fire systems

- Seeking to justify non-compliance
  - Retrospective performance solutions
  - Retrospective interpretation of NCC
  - Finding loop holes

- Failure to document reasoning for opinion at the time of making a decision
Regulatory practice improvement

- Review role of state, local gov and private certifiers
- Building capacity within regulators
- New conversation between co-regulators
- Develop a strategy and dedicate resources
- More powers at state level to support audit/presence on sites
Industry Associations

• Public interest before member interest
• Taking responsibility for the past
• Setting a strategy and making it public
• Helping members lift competency and capability
• Supporting government efforts to change
  • Thought leadership
  • Collaboration
• Market driven change
Role of emergency management in reform & cultural change
Role of emergency management in reform & cultural change

- **Building Confidence Report**
  - Practitioner registration – fire safety
  - IFEG – increased consultation with fire services
  - Approvals process for fire safety systems
  - Independent third party review
  - Digitisation of information
- Routine maintenance of FSS/ESM
- Future of NCC – role in research and development
  - Changing nature of occupants in high rise
  - Passive v active systems
  - Property protection v life safety
What needs to happen?

- Strengthen integrity & competency
- Commit to prioritising public interest
- Role of industry bodies has never been more important
  - Set your strategy
  - Collaborate
  - Be proactive
  - Offer government solutions
  - Thought leadership
  - Change the conversation