



Australian Government

Department of Innovation, Industry, Science and Research

Building Regulation Reform Overview

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Presentation Outline

- History of key developments
- Major regulatory reform issues
 - National Construction Code
 - National Strategy on Energy Efficiency
 - Review of Intergovernmental Agreement (IGA) for the Australian Building Codes Board





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History

- July '08 – COAG endorses Business Plan for NCC
- July '08 – BMF brings forward Review of IGA for ABCB
- Dec '08 – Federal Govt announces
House of Reps inquiry on Disability Access (report 15 June)
- Apr '09 – Final Independent Report on IGA Review
- Apr '09 – COAG approves NSEE; and release of NCC RIS for comment
- May '09 – BMF agreed to deferral of NCC implementation for 12 months
– COAG subsequently agreed
- Aug '09 – Final NCC RIS
- Nov '09 – BMF to consider NCC RIS





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IGA Review - Findings

- Considered by BMF but not as yet made publicly available
- ABCB (and BCA) delivers good outcomes
 - but could be improved
- A new IGA
 - To incorporate plumbing into its objectives
 - Renewed commitment to national consistency
 - Further reduction of State & Territory variations
 - Stronger commitment on restricting local government intervention





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NSEE Measures for Inclusion in BCA 2010

- Increased stringency for residential housing
 - Move from 5-star to 6-star, or equivalent
 - Upgrades every 3 years from 2012
 - Plus hot water and lighting
- Increased stringency for commercial buildings
 - Must meet benefit/cost ratio of 2:1
- Assessment and rating framework (due 2011)
 - A national framework which uses the BCA to implement nationally consistent performance-based outcomes





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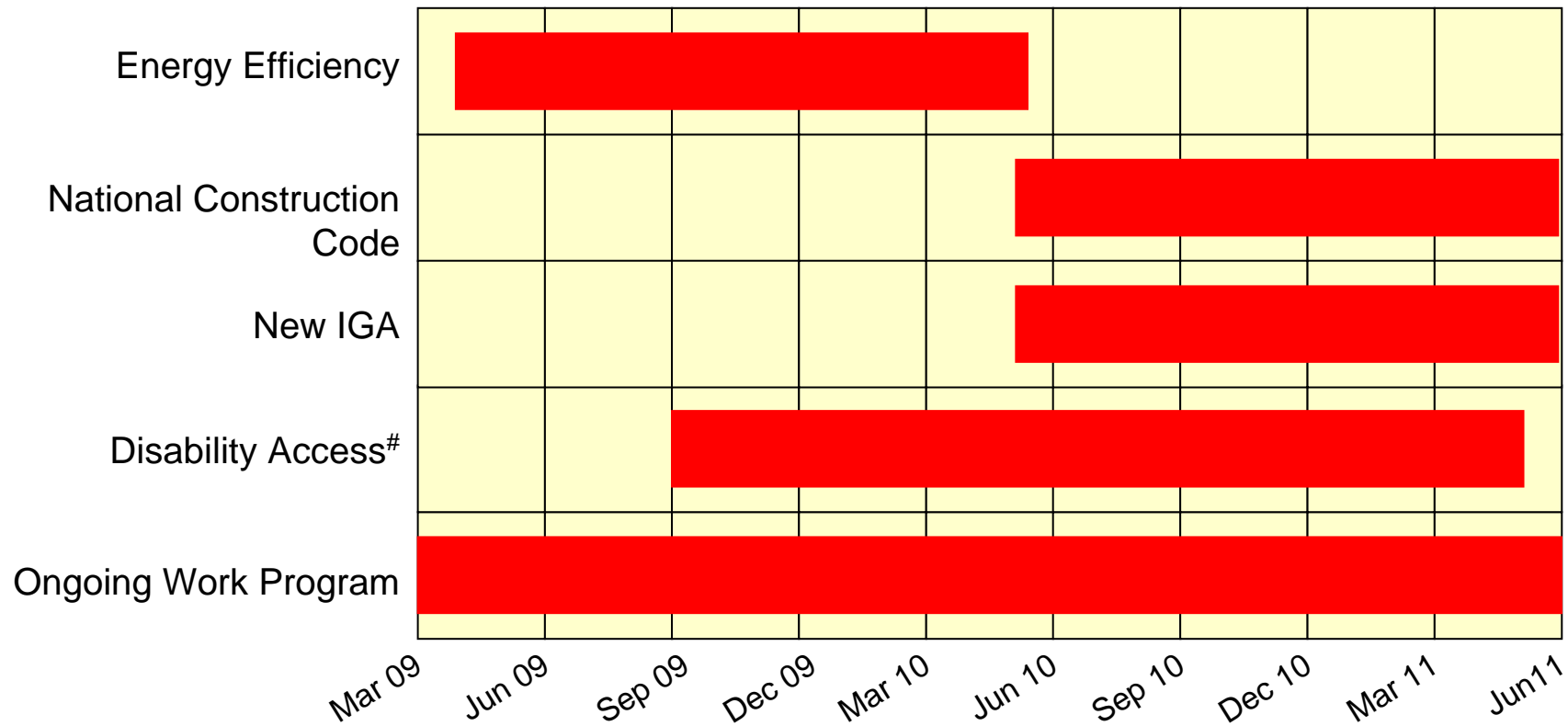
National Construction Code

- Fully integrated nationally consistent code for all on-site technical building regulation
 - Includes building, plumbing, electrical and telecommunications
- Phase 1 includes building and plumbing only
 - COAG approval subject to satisfactory RIS outcome
 - Final RIS yet to be considered by COAG
- Phase 2 (for electrical and telecommunications) will commence once Phase 1 is bedded down





Broad Timeframe for Building Regulation Reform Including NCC and new IGA



[#] Subject to Government response to current inquiry into the Premises Standards





Current regulatory reform issues

- Tight fiscal constraints – global financial crisis
- Commonwealth, State and Territory capacity to fund a free regulatory code (NCC)
 - Would mean trebling current contributions
- Additional funding will be needed to implement:
 - National Construction Code
 - Outcomes of IGA Review
 - Disability Access implementation and [possible] further research





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Future Governance Issues

- COAG review of Ministerial Councils
- Inclusion of plumbing in the NCC may require change in the Board structure
 - A new IGA to be developed





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