



Building Confidence

Improving the effectiveness of compliance and enforcement systems for the building and construction industry across Australia

Peter Shergold and Bronwyn Weir

February 2018

IMPROVING COMPLIANCE AND ENFORCEMENT IN THE BUILDING SECTOR THROUGH CULTURAL CHANGE

Bronwyn Weir

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

AFAC19

29 Aug 2019



Experts had warned of fire risk at Barking block of flats
Independent assessment in January said wooden balconies could accelerate spread of fire

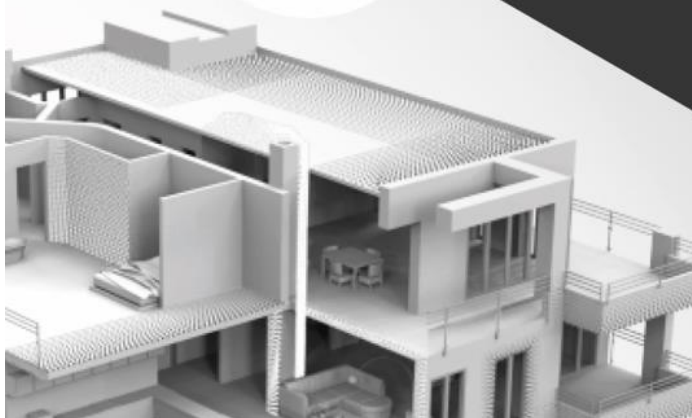


Melbourne 2014

London 2017

Mascot Towers residents to receive emergency accommodation funding from NSW Government

By Jean Kennedy
Posted Sun at 2:28pm



PI pullout chips away at building industry's foundations

24 June 2019



Inconsistency Minister says



Michael Bleby
Senior Reporter

'It hasn't worked': Premier admits Sydney's building industry is failing

By Jacob Sautwick, Megan Gorrey and Lisa Visentin
July 10, 2019 - 6:31pm

Politics

Inquiry building qu...

...building surveyors, certifiers or construction industry operators who are ... professional indemnity (PI) insurance are facing a dilemma ...

Standards,

building

Premier Gladys Berejiklian says the system of regulation in the building industry is not working, after the Herald revealed the evacuation of a third apartment building in Sydney.

As the state opposition called for an immediate response to the growing number of building defects emerging in the city, Ms Berejiklian said she wanted to "assure the community that we know there's a problem."



15 July 2019

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

Home / News / National

JULY 18 2019 - 10:24AM

Minister strike deal on building reforms

Daniel McCulloch

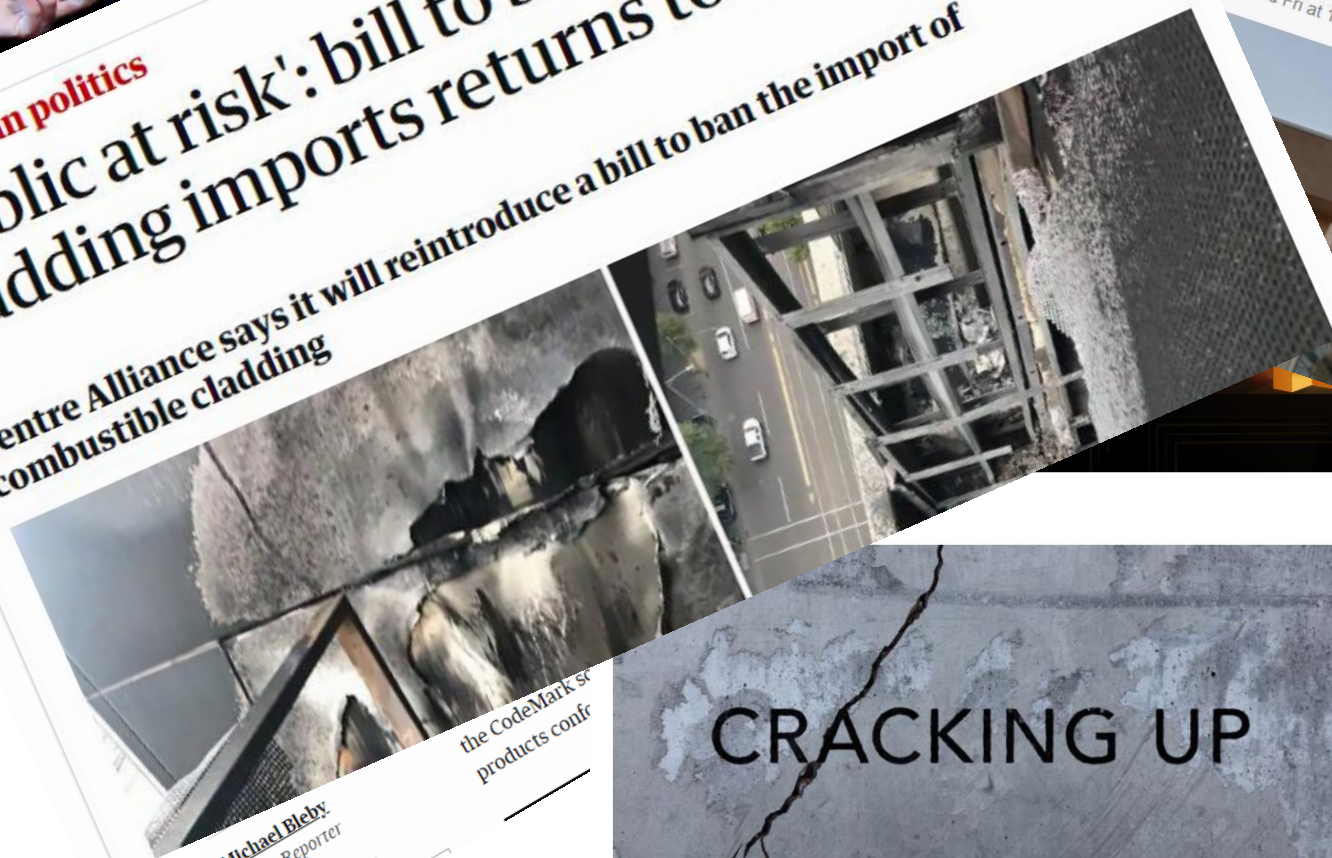
National





'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



Michael Bleby
Senior Reporter

Jul 22, 2019 — 9:00pm

the CodeMark products conf



CRACKING UP

Cracking Up

For 20 years the nation's city skylines have been changing with the building of more than 650,000 apartments across the country.

Glossy advertising has wooed buyers away from the traditional Aussie dream of a house with promises of sophisticated apartment living and high-end finishes. But the shine has well and truly come off the apartment property boom.

Four Corners investigates Australia's apartment building crisis, from shoddy workmanship to lax laws, leaving owners out of pocket and in some cases out of a home altogether.

44mins 3secs
Tue 20 Aug 2018, 5:09pm

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

Updated Fri at 11:57pm



Subscribe

WEATHER

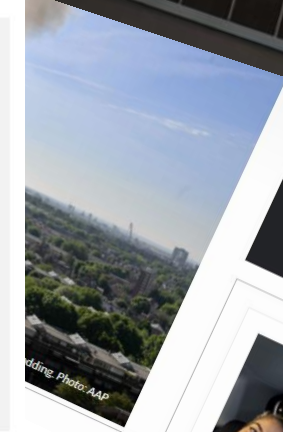
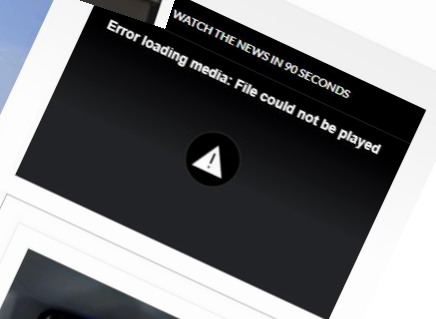


3:20am, Jul 20, 2019

Updated: 5:35pm

dodgy

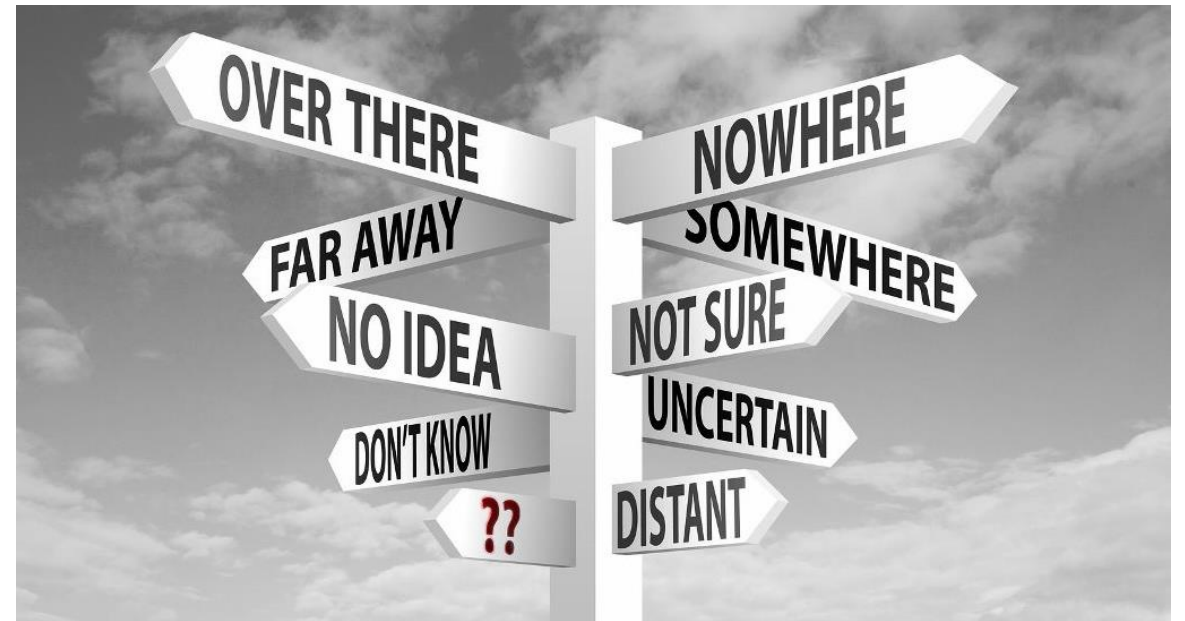
WATCH THE NEWS IN 90 SECONDS



Cladding. Photo: AAP

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



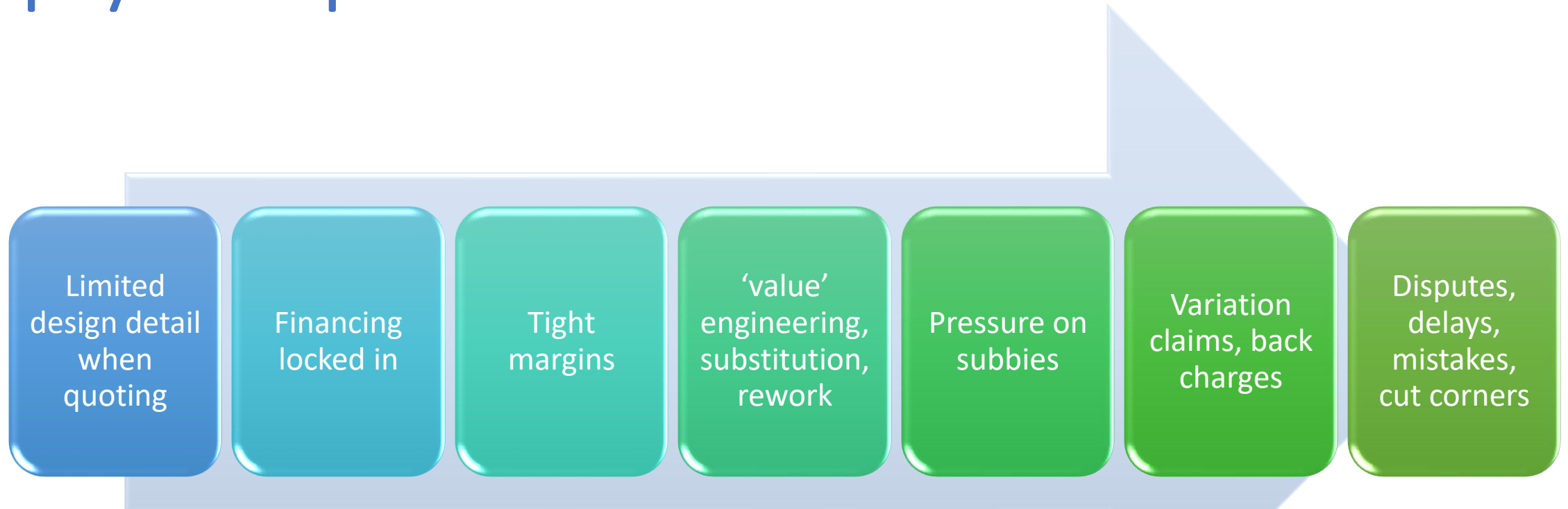
Consumer protection

Owners Corps

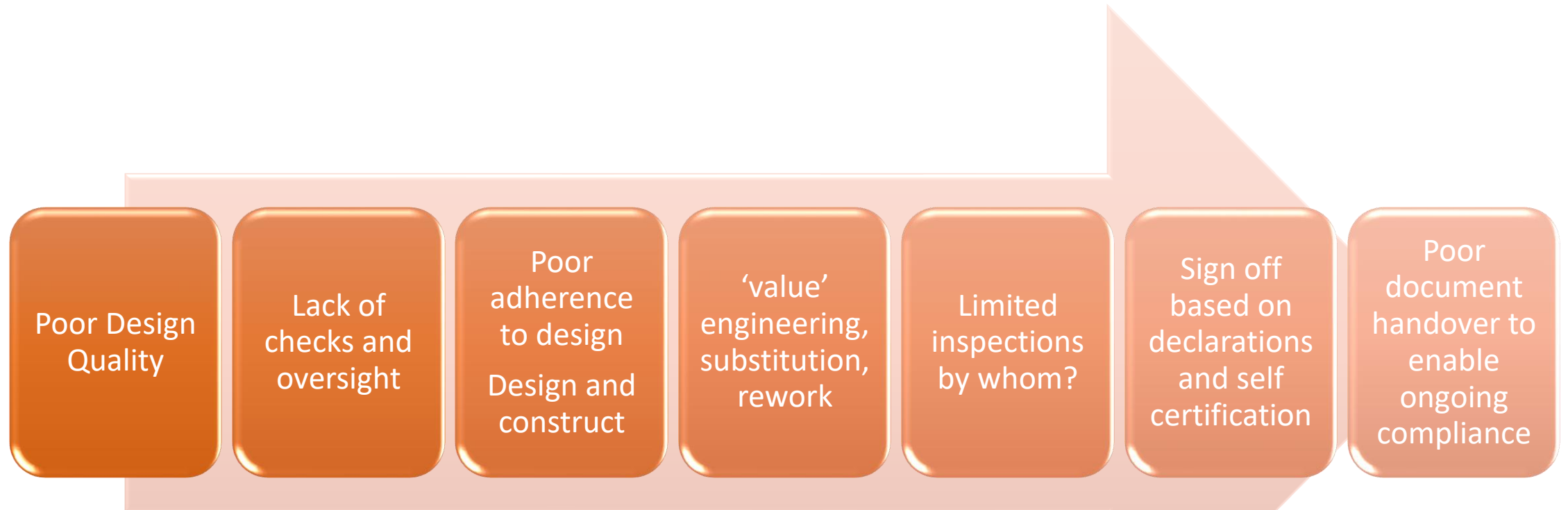
Ongoing maintenance

Insolvency & anti-phoenixing

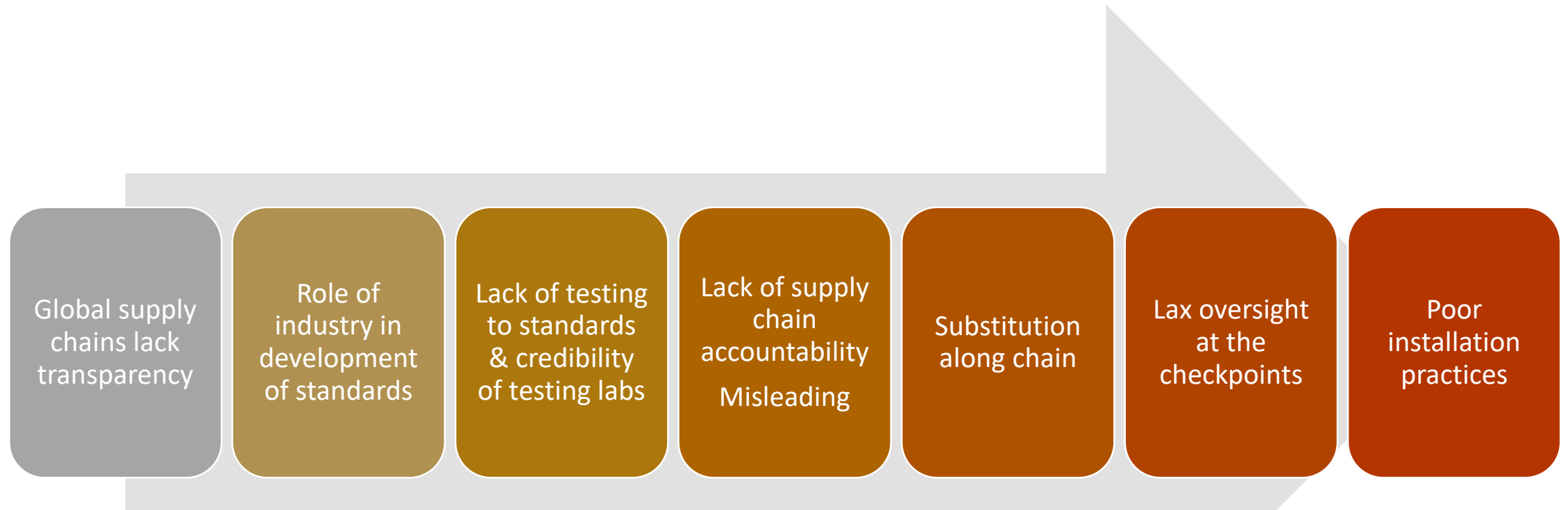
Contractual risk & unfair payment practices



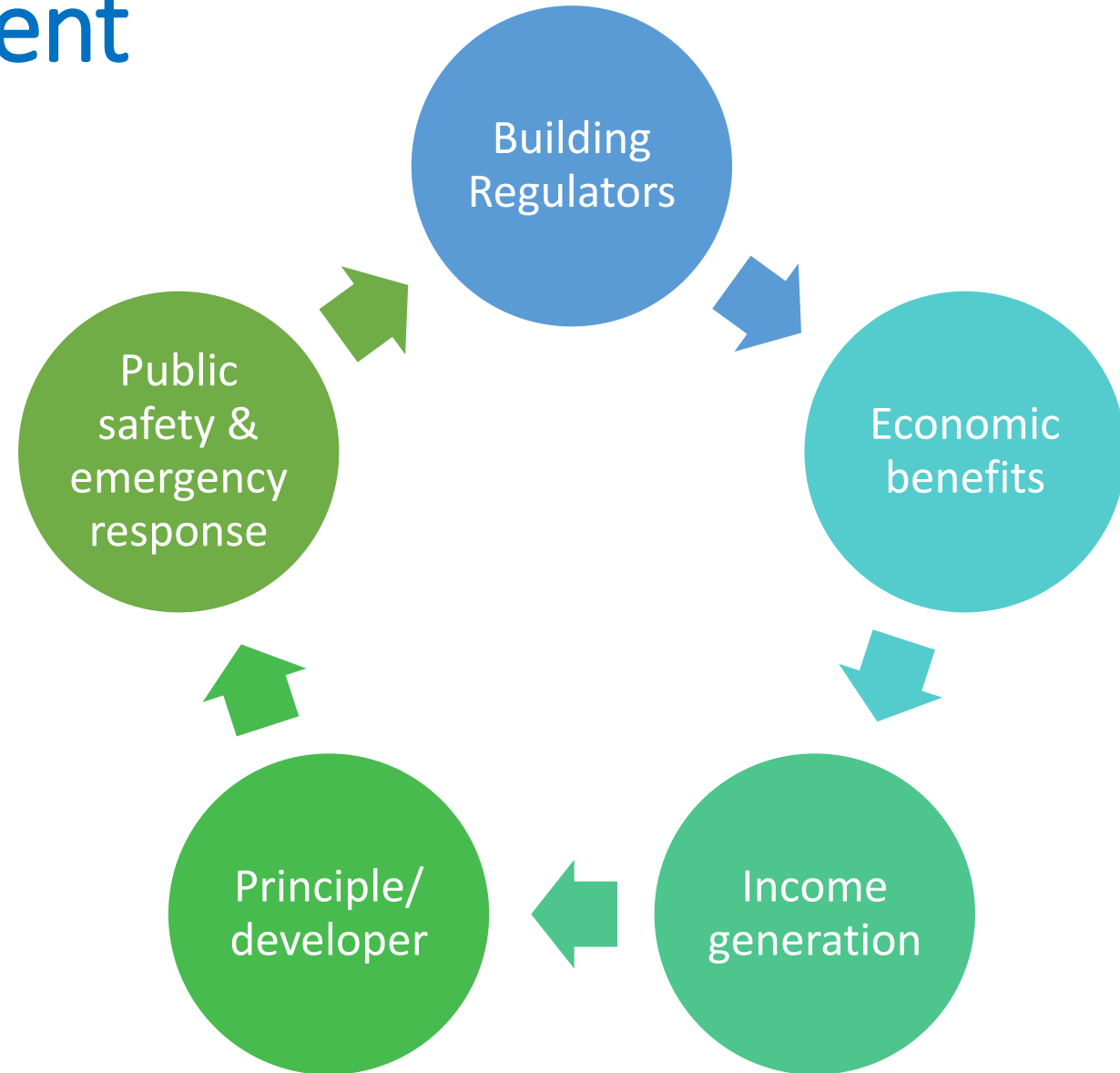
Building Approvals Systems



Building Product Safety



Roles of government



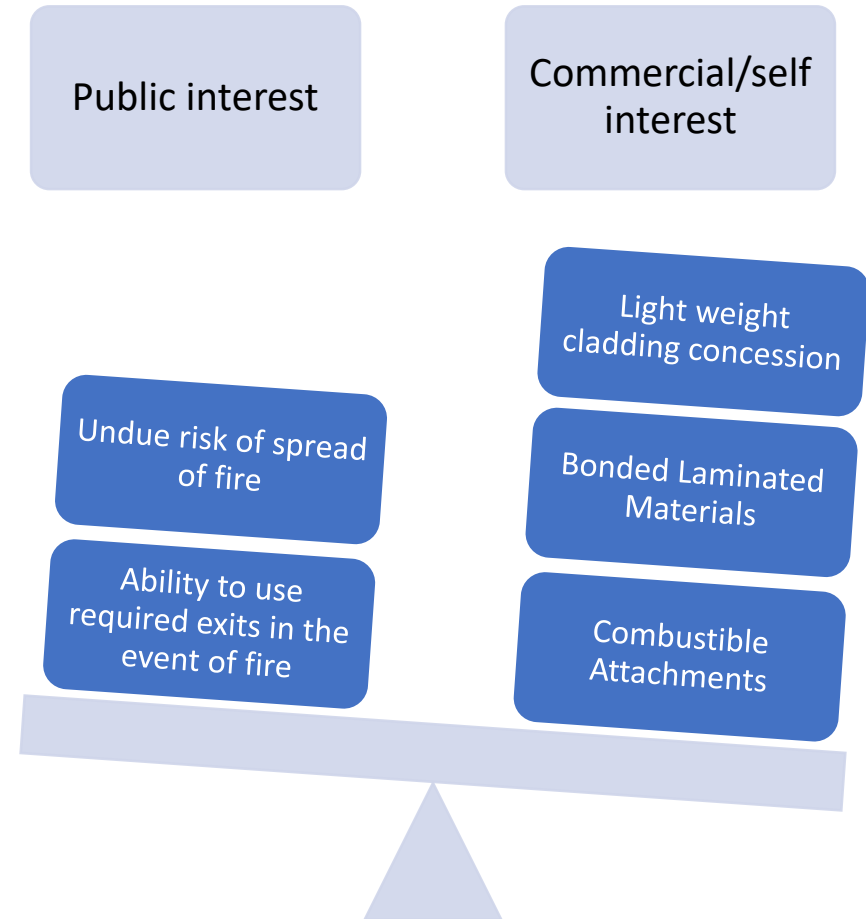
Achieving Cultural Change

- 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

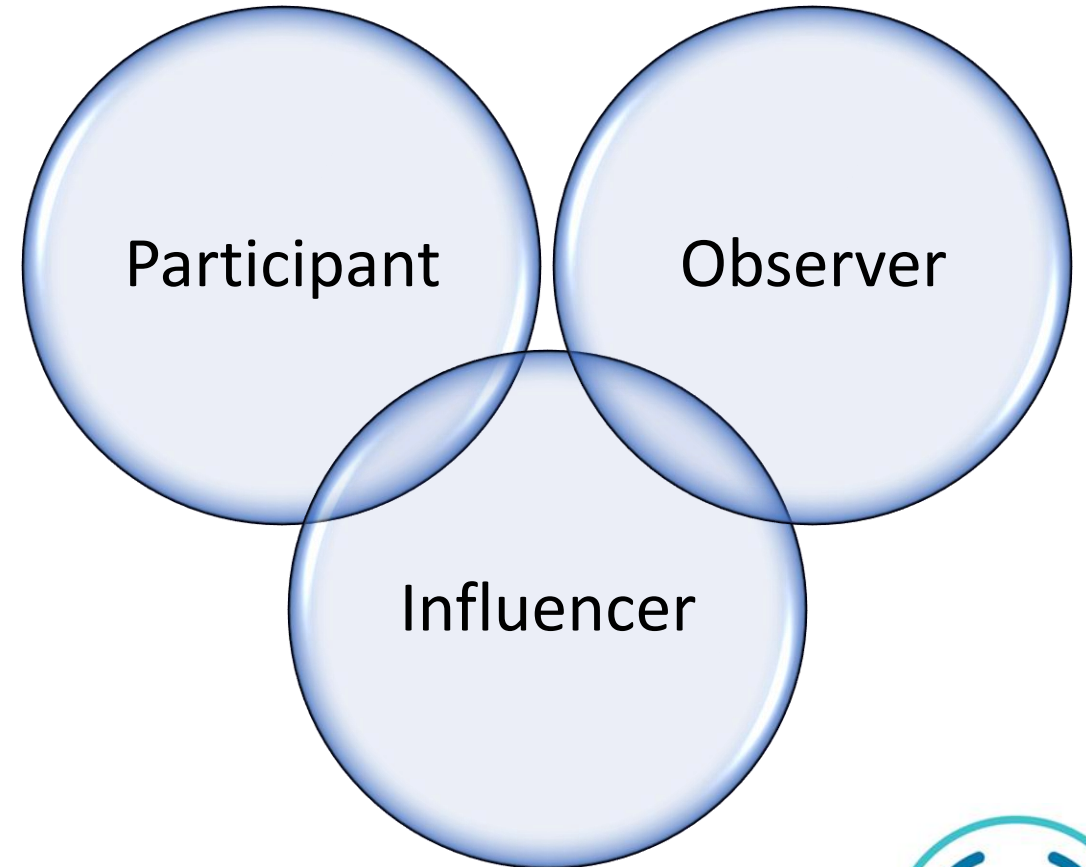


Role of emergency management in reform & cultural change



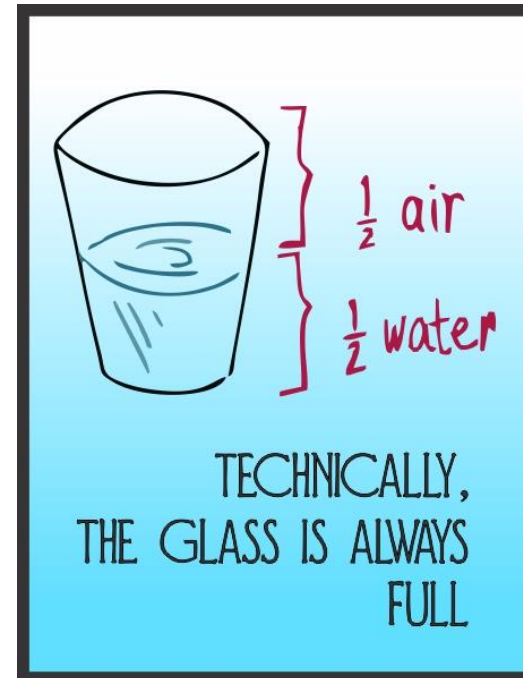
Role of emergency management in reform & cultural change

- *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





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