



**PARLIAMENT OF NEW SOUTH WALES**  
**JOINT SELECT COMMITTEE ON THE QUALITY OF BUILDINGS**

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**CALL FOR SUBMISSIONS**

A Joint Select Committee has been appointed to consider and report upon the quality of buildings with the following terms of reference:

- (1)(a) The Committee inquire generally into the quality of buildings in NSW to determine whether there are enough checks and balances existing to ensure consumers are guaranteed that their new homes are safe, properly certified and built to satisfactory standards.
- (b) The Committee inquire into and report on the certification process created under the Environmental Planning and Assessment Act 1979 and in operation since July 1998, including, but not limited to:
  - (i) What changes if any, need to be made to tighten the certification process;
  - (ii) What sort of qualifications experience and conduct is expected of the people who certify buildings and how should their certification be monitored; and
  - (iii) Whether there is enough regulatory power in the certification system to deal with buildings that do not comply with the approval codes and standards.
- (c) The Committee shall also inquire into:
  - (i) The adequacy of disciplinary procedures available in the certification process;
  - (ii) The adequacy of current minimum building standards, particularly in regard to waterproofing, thermal and noise insulation in meeting environmental and cost performance expectations in the community; and
  - (iii) The extent to which matters such as inappropriate building standards and shortfalls in the current certification system have resulted in increased pressures on the Home Warranty Insurance Scheme.
- (d) The Committee inquire into and report on the builders' licensing scheme as established under the Home Building Act 1989, including, but not limited to:
  - (i) The qualifications, experience and conduct required for the licensing of the people who build our residential buildings;
  - (ii) The adequacy of the checks and balances in the builders' licensing scheme; and
  - (iii) The role of the Department of Fair Trading and the Consumer, Trader and Tenancy Tribunal in dispute resolution under the Act.

The Committee is to report by 19 July 2002. Interested individuals and organisations are invited to make a submission (in writing, typed or on disk) to assist the inquiry process. All submissions will be treated as public documents unless marked "confidential". Submissions should be addressed to:

The Committee Manager  
Joint Select Committee on The Quality Of Buildings  
Parliament House  
Macquarie Street  
Sydney NSW 2000

Alternatively, submissions can be sent by facsimile to 02 9230 3309 or e-mailed to [qob@parliament.nsw.gov.au](mailto:qob@parliament.nsw.gov.au) For further information see [www.parliament.nsw.gov.au](http://www.parliament.nsw.gov.au), or contact Carolynne James on 02 9230 3434.

**The closing date for submissions is Friday 19 April 2002.**

Mr David Campbell MP, Chairman



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**SUGGESTED SUBMISSION OUTLINE**

Without limiting the information you may wish to provide in response to the Inquiry's Terms of Reference, the Committee suggests that submissions could be organised around the following outline, as applicable:

**The role/ activities of your organisation in the building industry**

**The Building Certification system**

- Certification and building regulation processes
- Regulation, accreditation and conduct of private and council certifiers
- Disciplinary and enforcement issues
- Suggested changes

**Building Codes and Standards**

- Adequacy current minimum building standards
- Effects of standards and certification on Home Warranty Insurance
- Suggested changes

**Builders Licensing**

- Quality of licensed builders
- Effectiveness of licensing regime
- Role of the Department of Fair Trading and the Consumer Trader and Tenancy Tribunal
- Suggested changes

**Other building related issues or concerns**

**Please note the closing date for submissions is 19 April 2002**