



TERMS OF REFERENCE

Inquiry into the regulation of building standards, building quality and building disputes

1. That the Public Accountability Committee inquire into and report on the regulation of building standards, building quality and building disputes by government agencies in New South Wales, including:
 - (a) the role of private certification in protecting building standards, including:
 - (i) conflicts of interest
 - (ii) effectiveness of inspections
 - (iii) accountability of private certifiers
 - (iv) alternatives to private certifiers,
 - (b) the adequacy of consumer protections for owners and purchasers of new apartments/dwellings, and limitations on building insurance and compensation schemes, including:
 - (i) the extent of insurance coverage and limitations of existing statutory protections
 - (ii) the effectiveness and integrity of insurance provisions under the *Home Building Act 1989*
 - (iii) liability for defects in apartment buildings,
 - (c) the role of strata committees in responding to building defects discovered in common property, including the protections offered for all strata owners in disputes that impact on only a minority of strata owners,
 - (d) case studies related to flammable cladding on NSW buildings and the defects discovered in Mascot Towers and the Opal Tower,
 - (e) the current status and degree of implementation of recommendations of reports into the building industry including the Lambert report 2016, the Shergold/Weir report 2018 and the Opal Tower investigation final report 2019, and
 - (f) any other related matter.
2. That the committee table an interim report as soon as practical and its final report by 14 May 2020.¹

Committee membership

Mr David Shoebidge MLC	The Greens	<i>Chair</i>
Hon Robert Borsak MLC	Shooters Fishers and Farmers Party	<i>Deputy Chair</i>
Hon Scott Farlow MLC	Liberal Party	
Hon John Graham MLC	Australian Labor Party	
Hon Courtney Houssos MLC	Australian Labor Party	
Hon Trevor Khan MLC	The Nationals	
Hon Matthew Mason-Cox MLC	Liberal Party	

¹ The original reporting date was 14 February 2020 (*Minutes*, NSW Legislative Council, 6 August 2019, p 305). The reporting date was later extended to 14 May 2020 (*Minutes*, NSW Legislative Council, 15 October 2019, p 504).