

**INQUIRY INTO FURTHER INQUIRY INTO THE
REGULATION OF BUILDING STANDARDS**

Organisation: Lake Macquarie City Council

Date Received: 30 August 2021



27 August 2021

The Hon David Shoebridge MLC
NSW Upper House Public Accountability Committee
Parliament House
Macquarie Street
SYDNEY NSW 2000

Dear Mr Shoebridge

Subject: Submission – Further Inquiry into the regulation of building standards, building quality and building disputes

In response to the call for submissions regarding the above, the staff of Lake Macquarie City Council provides the following that may be considered by the Committee, as relative to the terms of reference.

Following the original inquiry into the regulation of building standards in NSW, it is recognised that government continues at an accelerated pace to introduce reform.

The impact and success of these reforms are not yet known. The measures introduced are targeted and wide-ranging. It will likely be some time before the success of these initiatives, primarily establishment of the Office of Building Commissioner and the industry practice guidance recommended as a result, can be measured in regional areas. It is anecdotally recorded that certifiers, previously engaged in consideration of the building types on which the inquiry has focused, have left the market. There is no position yet taken concerning this condition, other than it signals that the measures implemented to date have impacted this market.

With respect to rectification of non-conforming cladding elements, it can be noted that the response from affected building owners in Lake Macquarie has been cooperative. To date, all identified buildings have progressed to orders, or issue of notice of intention to serve orders (NOIs) for rectification works. In the latter case, representations have been made and negotiations of the terms of the orders are underway, typically associated to the timings within. The process is time consuming but continues effectively to date.

Echoing our submission to the previous inquiry, Council offers the view that not only must participants in the design phase of a project hold registration or licensing (noting recent reform in this space), but additionally that all participants involved in the construction of works must be licensed. Most importantly, we suggest accreditation of the individual who is on site regularly, coordinates the trades, inspections, witness points and hold points. That individual would be required to log the attendance of all participants on site and endorse a log of the work conducted. There should further be requirement that a statutory minimum time be established upon which that individual must be present on the site.

Council also acknowledges the cost impacts compliance has on local resources, this matter is not yet resolved.

Lake Macquarie City Council appreciates this opportunity to provide further comment and trusts the Committee will consider the above as informative and of benefit to the examination of the subject matter.

Should you require further information, please contact me on _____ or by e-mail on _____

Yours faithfully

Michael Corrigan
**Section Manager - Building
Development Assessment and Certification**