

AAC 20th Annual Conference 2025

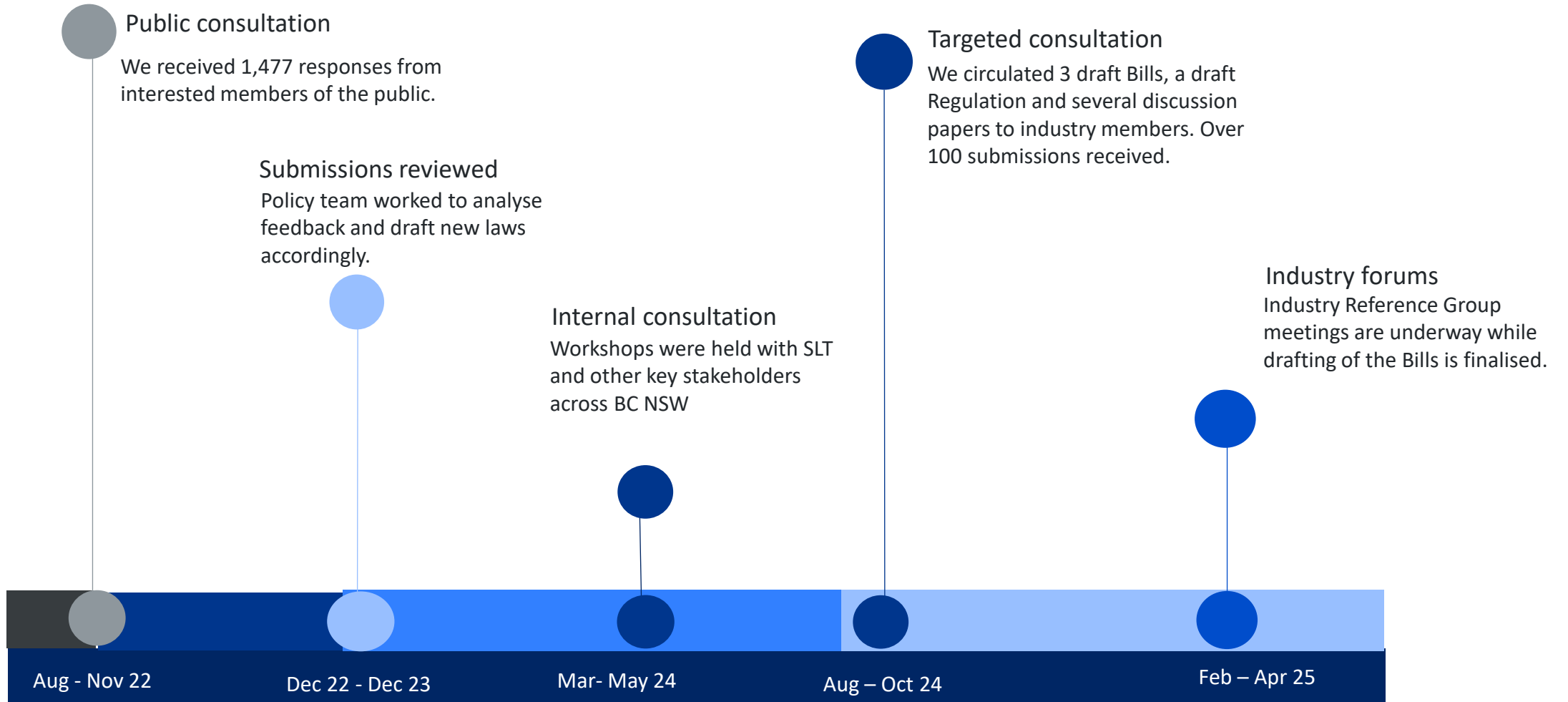
Building Bill Update

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The journey to NSW building reforms



What the Building Bills will do

Consolidate NSW building
legislation into a single
framework

Remove duplication

Make laws easier to
understand

Modernise legislation

Proposed 3 Bill framework

Building Bill

- Overall framework of obligations for practitioners and protections for consumers

Building Compliance and Enforcement Bill (BCE Bill)

- Provides powers to Building Commission NSW and other regulators to enforce those obligations

Building Insurance Bill

- Strata building bonds, decennial liability insurance (DLI) and Home Building Compensation Fund

Supporting Regulations will provide further clarity on operational details for the new framework

Key changes proposed



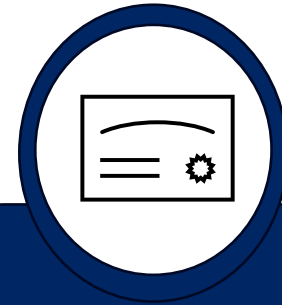
Simplify the process to obtain a building approval



Enhance consumer protections such as allowing certain extensions to building warranties and tighter oversight of contract requirements



Modernising the regulation of prefabricated building work



Licensing reforms, including:

- Introducing graduated builder licences
- Expansion of licensing for designers and waterproofing



Consolidating regulation of fire safety work

Benefit of reforms for certifiers



When considering whether to issue a building approval, certifiers will only need to consider one set of regulated designs, removing the duplicative requirement currently in the EP&A Act and DBP Act.

It will be clarified that certifiers have discretion to accept minor variations without the need for updated building approvals, and where the variation is moderate, but still consistent with the development consent, then only the building approval needs to be updated and not the development consent



Building Commission NSW will have a new power to impose a supervising certifier on councils where there are ongoing concerns over the council's ability to fulfil its public duty (instead of removing their certification authority).

Industry Consultation – Next Steps



Parliament and further consultation

- Plans to introduce Bills to the NSW Parliament later this year
- Work on the Draft Regulations to commence in the second half of 2025 and continue into 2026



Transition and Implementation

- Consultation on Regulations prior to changes being approved and commencing – ensuring adequate transition time
- Reforms with the least impact will be implemented first
- More complex reforms to be implemented later in 2028-2029

Questions & Answers

