

Cost-effective quality: Next generation building control

Building Act Review 2010

Minister for Building and Construction Maurice Williamson
26 February 2010

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Building and construction sector

- ◆ One dollar in every 20
- ◆ One job in every 12
- ◆ But ...
 - Productivity is low
 - Innovation can be a victim of red tape
 - Confidence is lacking

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- ◆ Next generation building control
- ◆ Cost-effective quality
- ◆ Encourage innovation, skills and employment
- ◆ Regulatory reform to unleash enterprise

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Building Act review

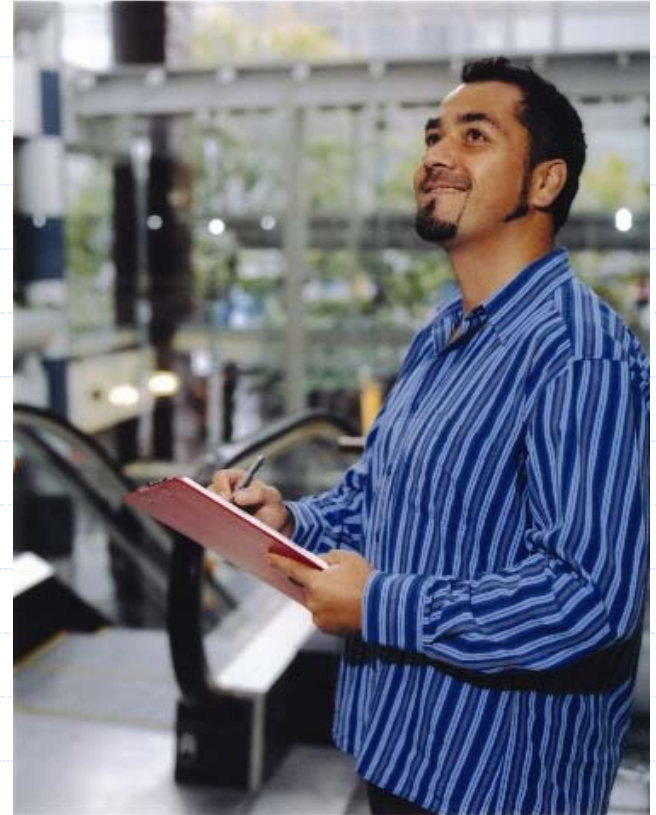
August 2009	Terms of Reference released
26 Feb 2010	Proposals for reform set out
23 April 2010	Consultation ends
End June 2010	Final decisions
2011	Amended act in force

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System out of balance

- ◆ Councils carry undue responsibility
- ◆ They take a cautious approach
- ◆ Undue caution can be costly



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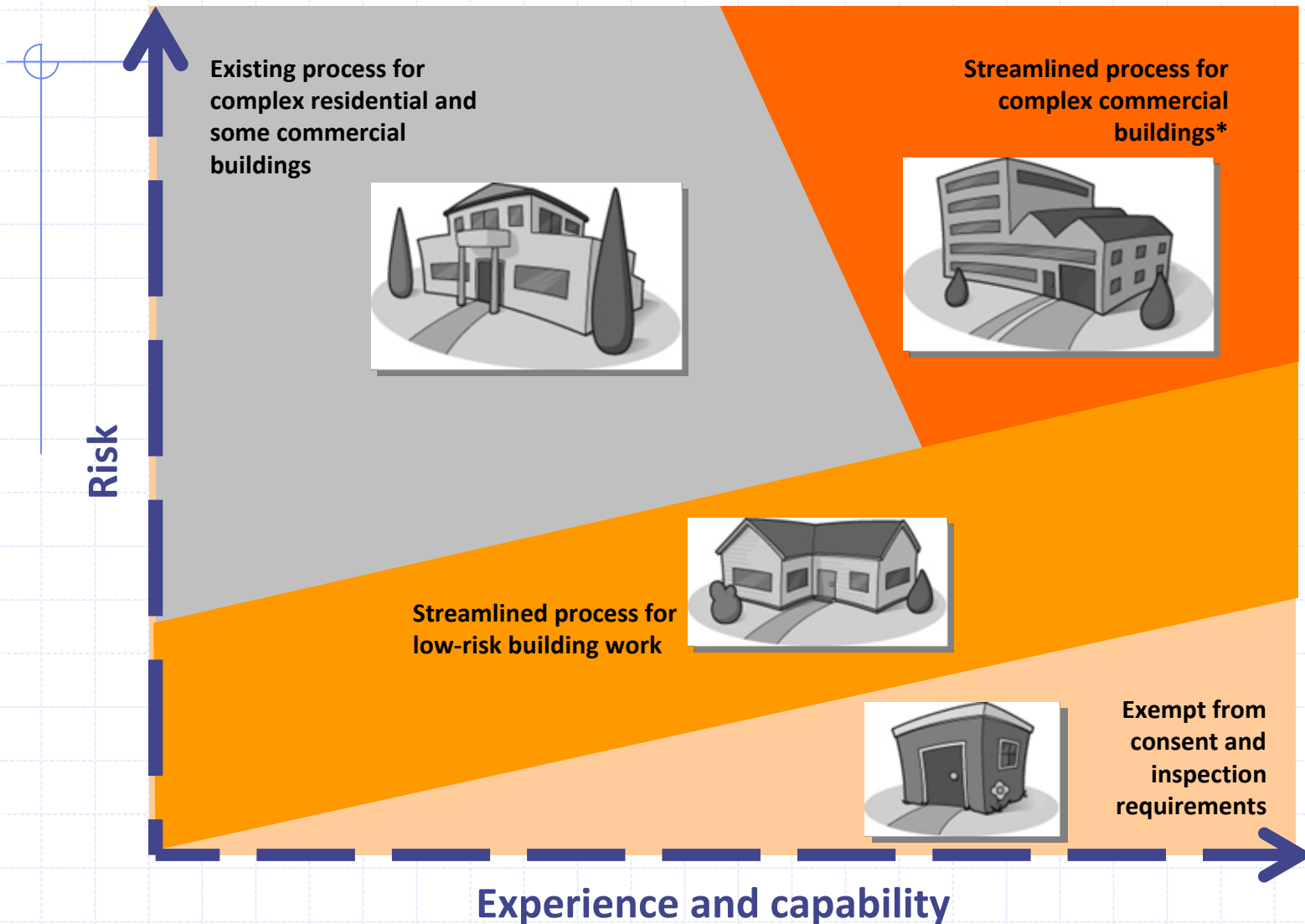
Next generation building control

- ◆ More balanced building consent system
 - Council involvement reflects risk and skills
- ◆ Rebalancing responsibility
 - back to the people doing the work
- ◆ Building consumer confidence
 - Better tools and information

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More balanced consent system



*Where commercial quality assurance practices are followed

Rebalancing responsibility



- ◆ Build it right first time
- ◆ Skilled and competent
- ◆ Licensed and/or registered
- ◆ Can be relied on

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Consumer tools and information

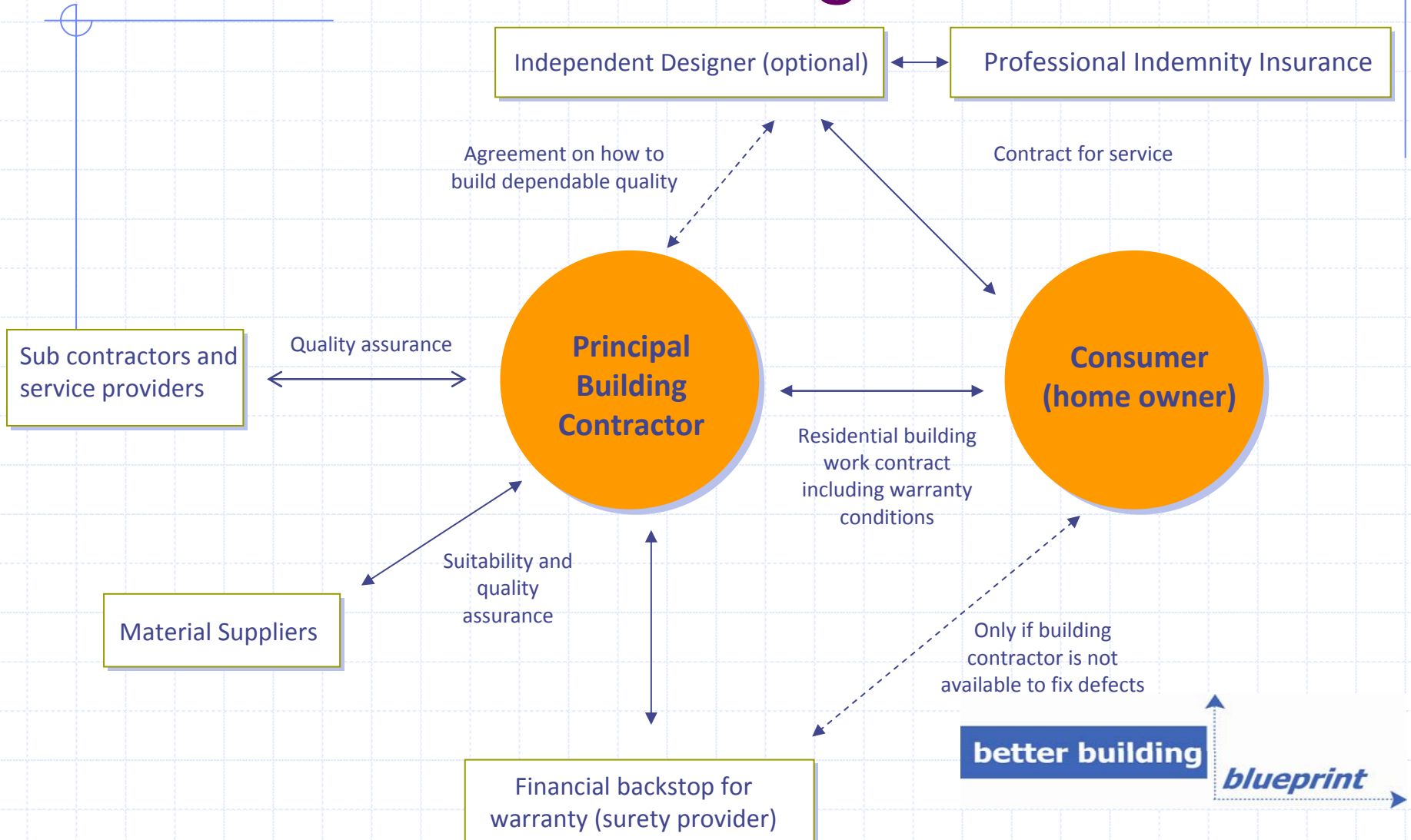


- ◆ Well-informed consumers
- ◆ Make informed decisions
- ◆ Understand the consequences of their decisions

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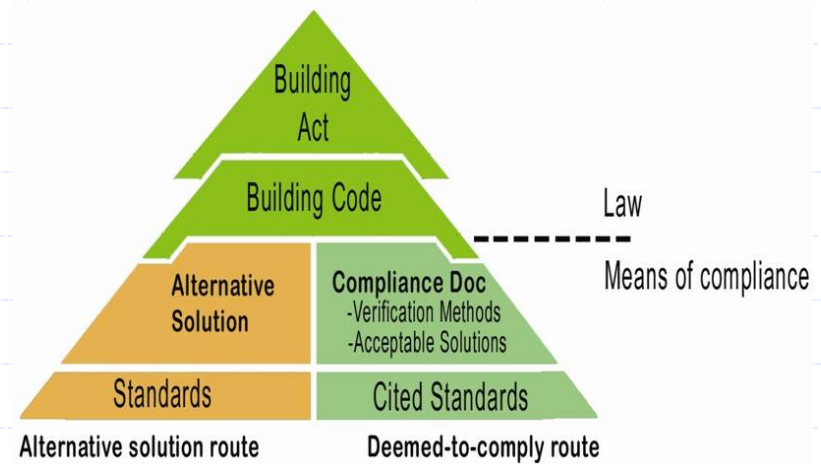
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Residential building contracts



Getting the fundamentals right

- ◆ Building Act purpose and principles
- ◆ Building Code
 - Clarifying requirements
 - Improving access to information



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More efficient administration

◆ Consenting activity ↓ down

◆ Council cooperation ↑ up

◆ Best ways to improve efficiency ?

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Streamlining and simplifying

◆ Fire safety

- Fire Service Commission advice direct to designers

◆ Critical systems

- Consistent and efficient approach to Building Warrants of Fitness

◆ Bridges and tunnels

- Most appropriate regulation

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Independent reviews

- ◆ Retrospective Certificates for Public Use
 - is this measure unnecessarily broad?
 - is this the best way to achieve public safety?
- ◆ Dam safety
 - is this regulation at the right level?

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Related developments

◆ Multiproof

- fast-track consents for standard multiple-use building designs

◆ Licensing

- faster, easier and cheaper for qualified builders with a good track record



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The benefits

Estimated for a simple house

◆ Time to get consent ↓ down

◆ Inspections ↓ down

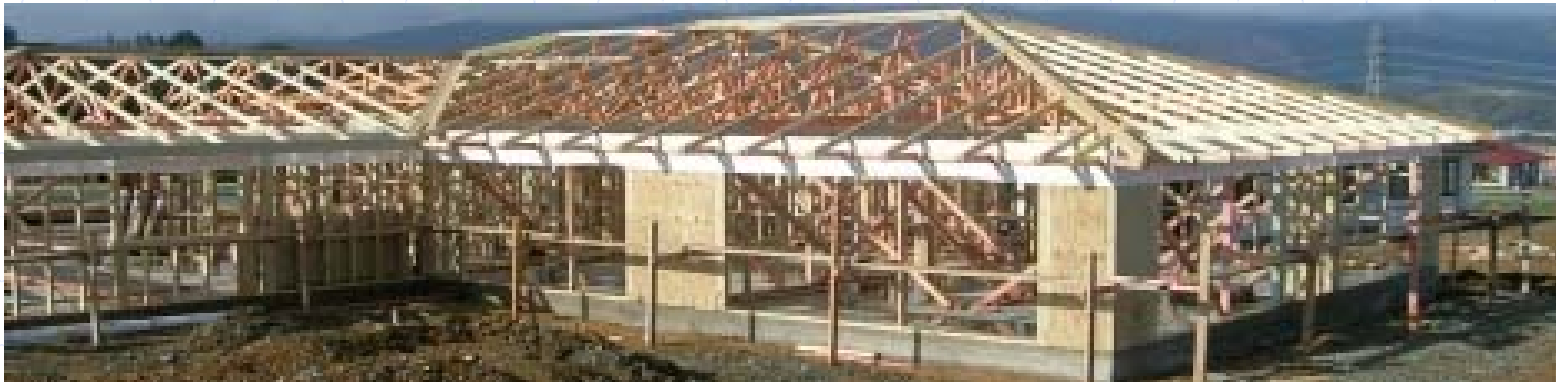
◆ Costs ↓ down

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Conclusion

- ◆ Comments welcome by 23 April 2010
- ◆ All proposals open to change
- ◆ Focus on quality



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