

Building law reforms: Bill 1 announcement

In October 2019, Government announced the first phase of building law changes. Consenting will be easier and more efficient, especially for Modern Methods of Construction, and building product information will be clear and available. These and other changes will make our building regulatory system more efficient, lift the quality of building work and provide fairer outcomes when things go wrong.

Following **public consultation in 2019**, proposals that were strongly supported by industry and the public have been progressed quickly as **Bill 1**. Proposals for change to the areas of occupational regulation and risk and liability will be part of later phases, allowing more time to develop them with industry.

Bill 1

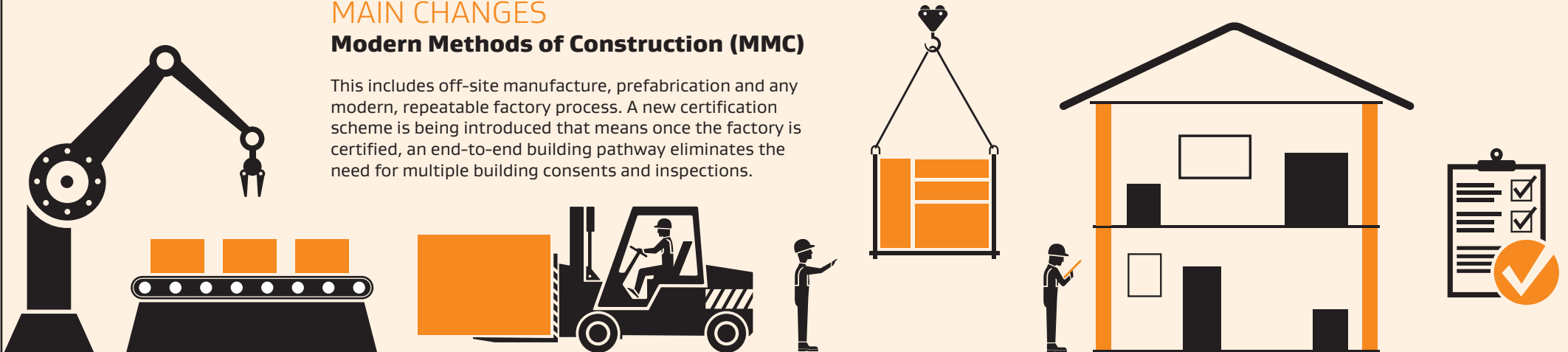
Legislative changes are in the areas of: building methods and products, building levy, and offences, penalties and public notification.

A process to work through legislation, regulations and implementation is underway, with opportunities to engage and develop them with Government (see timeline over the page).

MAIN CHANGES

Modern Methods of Construction (MMC)

This includes off-site manufacture, prefabrication and any modern, repeatable factory process. A new certification scheme is being introduced that means once the factory is certified, an end-to-end building pathway eliminates the need for multiple building consents and inspections.



* May also use CodeMark products

BENEFITS

1 Building consent

1/2 inspections

Half the number of inspections (inspections cost \$150-\$170)

From 2 building consents to 1

Reduced building consent time

Reduced consenting costs

Decreased build time and costs

Opportunity to build more

More affordable housing

Building products

Minimum information about building products will be publicly available. Responsibilities for product suppliers and manufacturers will also be clearer, and they'll be accountable for their products.

The existing product certification framework (CodeMark) will be strengthened, investigative and actionable powers improved, and penalties can be imposed.

“Building Consent Authorities say building product information will help assess compliance with the Building Code and result in **fewer requests for information during the consenting process.**”

Feedback from public consultation, 2019

On average, there are 5 requests for information per consent.

BENEFITS



Reduced building consent time



Save costs from consenting delays



Easy to choose the right product for the job, and use it correctly



Confidence in CodeMark building products

OTHER CHANGES

- Decreased building levy, save around \$80 for an average new-build.
- Stronger financial penalties in the Building Act provide incentives to get it right - with more time to lay charges.
- Building Act changes to be publicly notified online, instead of newspapers.

More detailed information about these changes is at www.building.govt.nz

FIRST PHASE - BILL 1 TIMELINE

