



Building Summit snapshot

➤ February 2016

The State's first ever Building Summit on 2 February 2016 was an opportunity for the Western Australian building industry and local and State government agencies to identify new red tape reductions and ways to streamline regulatory requirements for the construction of new homes, residential renovations and commercial construction.



Approximately
65 representatives

of State government, local government and industry exchanged ideas on how to improve the building process.

Consultation was undertaken with stakeholders prior to the Summit which determined three priority areas for discussion.



View the [background paper](#)

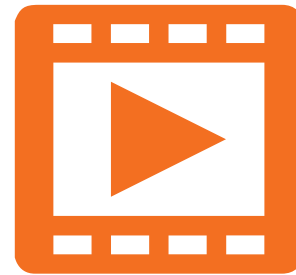


View the [agenda](#)



View the [media statement](#)

Building process



[View a short video](#) about the building process

Discussion topics



- 1 The planning process, and how to capitalise on planning reforms and rationalise the residential design codes.
- 2 Local government requirements and processes, and how to get consistency across local governments.
- 3 The building approval process and how to make the building laws work most effectively and efficiently.

Topic 1: Planning process



The planning process, and how to capitalise on planning reforms and rationalise the residential design codes.

Key ideas



- 1 More training, educational material and guidance notes.
- 2 Continue to review and update R-Codes, including for infill development.
- 3 Reduce inconsistency of interpretation of R-Codes at local government level.
- 4 Standardise design advisory panels.

What was said

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- We need flexibility to change the process.
- Minimum set of requirements across local government.
- Think about extending private certification to include planning as well as building.
- Must have a long term vision for a suburb.
- More guidance and education could be a quick fix to increase consistency.

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Topic 2: Local government process



Local government requirements and processes, and how to get consistency across local governments.

Key ideas



- 1 A single, online system for building and planning approvals, particularly for single residential development.
- 2 Consistency of local government processes using best practice.
- 3 Consistency in engineering and technical standards using best practice.
- 4 Review health legislation in areas where it duplicates or impacts on current building laws/standards.

What was said

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- Having the right information is critical.
 - Must be one portal.
 - Systems must talk to each other.
- Worst case scenario is new “different” systems.
- Opportunity to agree to three types of crossover standards, which is a significant reduction.
- Use Repeal Week to remove old outdated laws.

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Topic 3: Building approval process



The building approval process and how to make the building laws work most effectively and efficiently.

Key ideas



- 1 Circuit breaker or adjudicator to deal with different requirements from various Government agencies eg Department of Fire and Emergency Services.
- 2 Special requirements for Class 1 and Class 2 buildings.
- 3 Register of non-conforming products.
- 4 Site inspections and quality assurance.

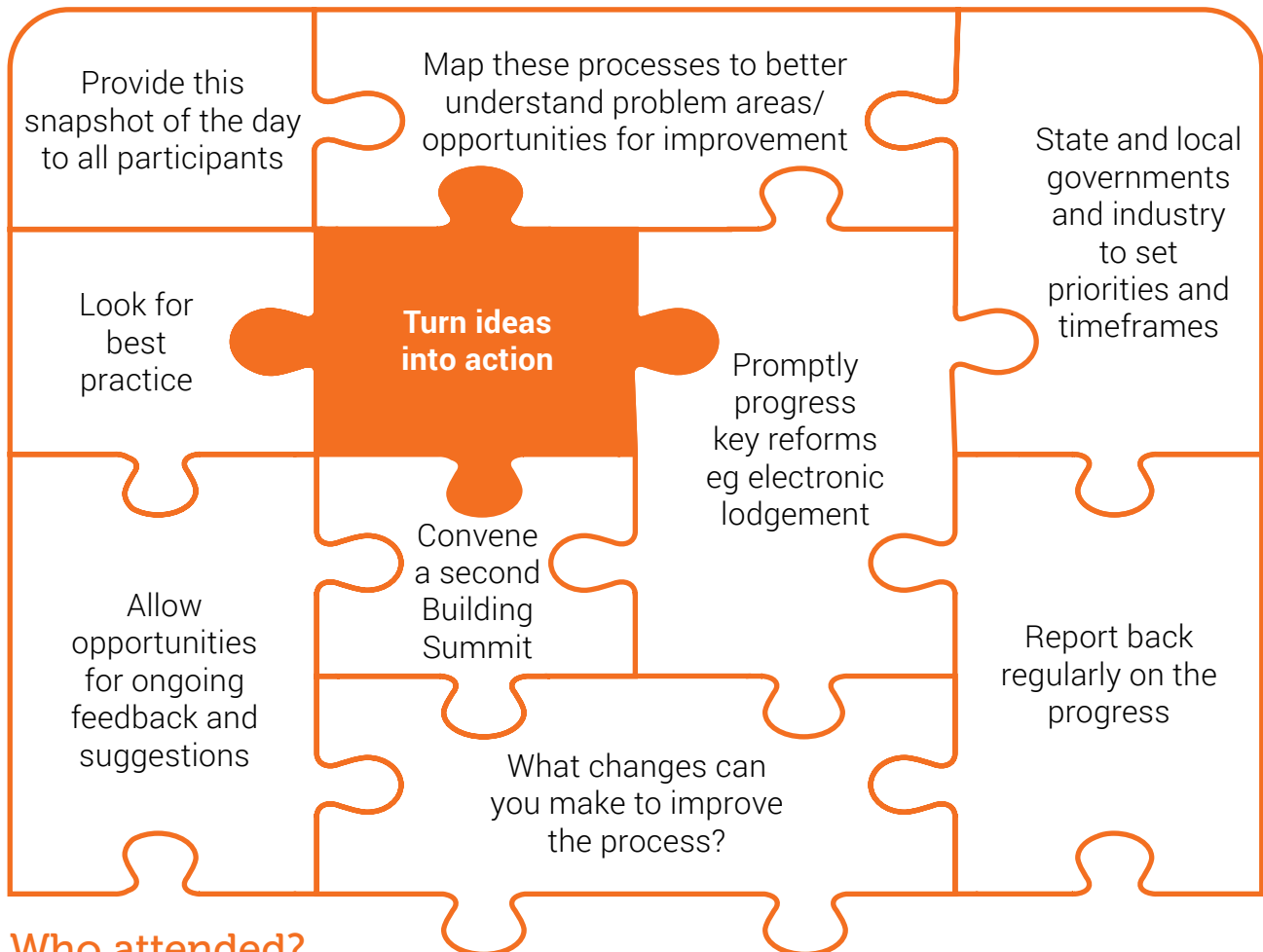
What was said

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- Must consider the impact an improved process will have on housing affordability.
 - Need more compliance on site.
- How do we identify current best practice in local government and industry and encourage others to learn from it?
 - A better way to import or export products interstate or overseas is needed to promote innovation.
- Need an advisory committee or working groups with representatives from all associations and key players.

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Where to from here?



Who attended?

- Department of the Premier and Cabinet WA
Premier of Western Australia, Hon Colin Barnett MLA
Commerce Minister, Hon Michael Mischin MLC
Planning Minister, Hon John Day MLA
Local Government and Communities Minister, Hon Tony Simpson MLA
Parliamentary Secretary to the Minister for Commerce, Paul Miles MLA
- Australian Institute of Architects
- Australian Institute of Building
- Australian Institute of Building Surveyors
- Building Designers Australia of WA Inc
- City of Armadale
- City of Gosnells
- City of Joondalup
- City of Perth
- City of Swan
- CLE Planning
- Department of Commerce – Building Commission
- Department of Fire and Emergency Services
- Department of Finance
- Department of Health
- Department of Housing
- Department of Industry, Innovation and Science
- Department of Local Government and Communities
- Department of Planning
- Foundations Research
- Goodland Building Company
- Housing Industry Association
- Local Government Managers Australia (WA)
- Master Builders Association of WA
- Master Painters & Decorators Australia (WA)
- Master Plumbers & Gasfitters Association of WA
- Planning Institute of Australia
- Property Council of Australia
- Swimming Pools and Spas Association
- Urban Development Institute of Australia
- Wesbuilders Cooperative
- Western Australian Local Government Association
- Western Australian Planning Commission
- Wilson & Hart Home Builders



Send your ongoing feedback and suggestions on the building process to bcinfo@commerce.wa.gov.au