

An Open Letter to the Premier and the Hon Mick De Brenni MP on the transition time to adopt changes to the National Construction Code (NCC) for new homes

The Queensland Government is proposing costly and difficult changes to the NCC, but it needs to think about the impacts on industry and housing affordability and take action now.

Queensland builders are operating in a challenging post-COVID-19 environment involving unprecedented price increases and shortages of trades and materials combined with abnormal weather conditions. Despite the challenges, many builders are continuing to complete contracts, even where this results in a loss due to fixed price and fixed time contracts.

Substantial changes to the NCC, including accessibility and 7-star requirements, will apply to new homes and renovations from October 2023. These changes will further drive up prices, without a demonstrated net benefit to homeowners – at a time when housing affordability is in crisis.

The new laws are still being amended and the tools needed to finalise house designs are not yet available.

The building industry supports more efficient and more inclusive homes; but the Queensland Government needs to acknowledge that the changes require additional time and effort from builders on top of their existing workloads, adding pressure to an industry already grappling with so many challenges.

Many builders advise they cannot meet a 1 October 2023 timeframe, and the changes will make new homes unaffordable for many homeowners.

URGENT ACTION IS NEEDED NOW!

The Queensland building industry is asking for a sensible, longer transition for the changes that will give builders a fair opportunity to prepare new home designs, secure supplies of the different materials needed and to train staff.

If the changes are introduced in a more workable timeframe, the building industry will be much better placed to manage the transition and minimise the cost impact on homeowners. Several other states have already announced longer periods – Queensland needs to do the same.

The Queensland building industry is calling on the Queensland Government to listen to the industry's feedback and act now. The transition period for the NCC changes must be extended by at least another year.



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