



## NCC READINESS APRIL 2023

The survey results showed that there is still much that needs to be done for industry to be ready for the upcoming NCC changes.

Understandably, respondents are better prepared for the changes coming 1 May, with 10 per cent having put in place the necessary changes. Worryingly, a further 25 per cent have not even begun this work.

When it comes to the 1 October changes (the addition of livable housing and an increase to energy efficiency stringency) there is much more that needs to be done. Only 1 per cent of respondents reported being ready to go, while a third are yet to even turn their mind to it.

incorporating 1 May changes  
(main body of the NCC)



incorporating 1 October changes  
(livable housing, energy efficiency)



- yes - already done and dusted
- working on documentation & costings
- just started to have a look at what's needed
- not started / what changes?

## Challenges

The scale of the task, particularly given the other challenges facing industry at this point in time, cannot be underestimated.

*Government could not have chosen a worse time to implement such changes, with skilled labour shortages and inflation/interest rates, more projects will be shelved due to cost blow-outs.*

*I understand a small percentage of the population may benefit from these changes (livable housing) at some time. On the other hand, a large percentage of the building community are already under mental stress and there may be blood on the hands of the people pushing to do this.*

*Floor plans are a valuable part of our intellectual property. We expect only a few of our plans will be able to be adapted with some minor changes. Most simply cannot be changed and require new plans to be developed. This is such an overwhelming exercise to try to tackle with such a shortage of staff and we are all under stress already. I fear this may just push us over the edge.*

Then there is the challenge explaining the changes to their clients and letting them know that their house is going to cost more.

*The public have no idea about these new rules coming in and affecting their lives.*

*The public not understanding why the changes are needed for them at this time of life and the big one - extra cost.*

*Customers are not happy about requirements for bigger toilets, mandatory pathways etc.*

The lack of relevant experience to meet the requirements is also a challenge in the short term.

*Staff and trades need to be trained, which is more time and money.*

Quoting to the requirements, particularly energy efficiency, is also a concern.

*Quoting is a nightmare. Our estimates are always 'subject to foundations data, energy efficiency etc.' but until we've seen the outcomes of the energy efficiency changes in a report to be able to quote the outcomes expected, it's difficult to anticipate.*

*Knowing how to achieve 7 stars in a typical build is impossible to estimate when selling fixed price contracts.*

Respondents also detailed a number of specific technical challenges that need to be addressed. These included:

### **Livable housing**

*Entrance doorways and needing to keep water & termites out, but have to allow wheelchair access. Cannot have both.*

*In a timber base, dropping a floor is difficult and expensive. Double joists notched, screeded floors etc.*

*No tolerance in the required waterstop finish heights between the NCC and livable housing requirements for enclosed showers.*

*The size of the blocks being so small trying to fit wider passageways, bigger bathrooms, areas for wheelchairs to negotiate, wider door openings, with limited space.*

*Understanding what land will work and won't work for accessibility standards.*

*We need more information about how this will apply to older houses where it will be incredibly difficult to implement.*

### Energy efficiency

The main concern under the energy efficiency provisions came down to including them on pole type construction or “Queenslanders”.

*How to insulate floors on pole homes cost effectively. Bulk insulation cannot be used at base stage as it will get wet during construction. Plus, batts and chicken wire will be a haven for rats and mice.*

*‘Queenslanders’ cannot achieve 7 stars according to the current calculation method so we may close down.*

### Falls to wet areas

*I’m struggling to see how we are meant to fall a timber subfloor to a waste in a wet area that will comply with new regulations.*

*Should we remove the wastes or design each bathroom based on function? Which is hard as we are mainly a project builder.*

*How to get falls in a slab that is poured already in renovations.*

### Waterproofing

*Waterproofing is not too much of a change.*

### EV provisions (Class 2)

*The difficulty of reconciling EV provisions and associated QFES ‘special hazard’ declaration.*

## Expected cost increase

### Livable housing

While the majority were unsure of the cost increase to allow for at this stage, those who did expected it to be significant. Estimates averaged from an extra \$5,000 to \$10,000. That blew out to significantly more where the cost of an access path needed to be included.

The opportunity cost was also identified.

*It’s the size of liveable house you lose to fit this in that costs.*

### Energy efficiency (7 stars)

Again, many were unsure of the specific extra cost, especially as it is expected to vary from project to project. Those who were able to provide a figure, reported that the additional cost was anywhere in the range of \$2,000 to \$10,000. Respondents building “Queenslanders” reported a much higher number, up to an additional \$70,000.

*Raised home or home on stumps will become unaffordable. Leaving many people unable to afford to build on their land, particularly flood affected areas.*

### Falls to waste

The additional cost of the new falls to waste requirements are expected to come in at an extra \$3,000 to \$5,000.

Some respondents reported that they already include the falls in their work, while others have made the decision to no longer install non-mandatory bathroom floor wastes, negating the need to provide additional falls.

### Waterproofing

The additional waterproofing costs were expected to come in at \$1,000 to \$2,000 per bathroom.

### Wind classification

For the areas to be included in the higher wind classification, the additional cost will be project specific and in the order of \$3,000 to \$10,000.

### Other

*All these costs are from a regulatory perspective, but we will incur costs that will be difficult to quantify as its more administrative.*

*The battery charging stations have still not been addressed.*

*The powers that be keep talking affordable houses!*

## More that government needs to be doing

### More training and information

More training and information was the main ask, starting with better technical detail to understand how to implement the changes across the whole supply chain – product manufacturers, builders and trade contractors.

*Work with suppliers of products so they are up to date with changes.*

*If I wasn't a Master Builders member, I wouldn't have heard about these changes.*

*Not many trades are aware of the changes coming into effect.*

*Provide information on how to actually implement the changes on the job.*

*More information about how to quote for something you've never encountered would be helpful.*

*Short YouTube videos would be really helpful outlining the changes.*

*Where are the up-to-date details for the weatherproofing, termite control of dwellings and step-free access doors?*

*Communicating what is and isn't going to happen on energy assessments and over what time.*



The government should also be informing the public of the changes required.

*Educating the public instead of builders educating the public.*

*Why has this been kept very quiet? The general public needs to know what the cost implications will be.*

Understanding why these changes are important is also needed.

*Government and the media are advising that there is a dire lack of rental accommodation in Queensland and other states. Why are these measures being implemented now? It is only going to drive up costs which will have the effect of slowing residential construction, exacerbating the accommodation crisis.*

*I don't understand who costed these changes and what they hope to achieve, would have been better putting a \$5k tax on every new house then build a place for someone that needs it, instead of costing everyone \$20k for the 3 in 100 that need it like this.*

*Why is this going to be a requirement in Queensland? Contradicts the proven method of 'Queenslander'.*

### **More funding**

*Assisting builders with rebates on certain things to help Australia in reducing its carbon footprint.*

### **Delay the changes**

There was a call to delay the changes for a number of reasons, the first being the significant investment in display homes which will be lost.

*There should be at least 4 years from the time the decision was made until the buildings must comply. We have millions invested in display homes that are effectively useless if we have to implement the accessibility rules in October.*

*While the cost to introduce the new rules over a 4-year period will still be significant, it would mean mostly avoiding the losses associated with the display homes, which are an absolutely crucial part of the success of our business operations, becoming ineffective.*

The current market conditions are also a reason to delay, as well as a lack of consistency across the states and territories.

*Have all states and territories uniform, not just add additional costs in Queensland.*

*Stop these changes now and wait for the industry to settle after the last couple of tumultuous years.*

*Think very hard about pushing the cost of housing up and killing off thousands of ordinary people ever being able to afford their own homes. So much for affordable housing.*