

Project Remediate

Briefing for strata
communities and councils

David Chandler OAM
NSW Building Commissioner

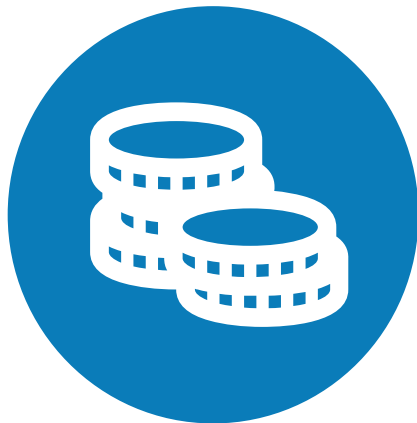
Our collective mission – making NSW the home of trustworthy buildings



Physically



Emotionally



Economically



The environment in
which they are made
and exist

What does restored confidence look like?



NSW the **preferred state** for purchasers to invest in new **apartment buildings**



NSW regarded by financiers as a **preferred market** to finance **new projects**



NSW regarded as a **preferred risk** and **insurable** market by insurers



Branded **developers** in NSW regarded as preferred and **trustworthy**



Construct NSW to help facilitate plus **20,000 apartment** starts from 2023



Change the public perception of our industry to **attract tomorrow's constructors**

DBP applies to class 2 buildings or those with class 2 part, including remedial work

This includes:

- Multi-residential apartment buildings
- Single storey attached dwelling with common space below
- A dwelling with a granny flat attached
- Mixed-use buildings with a class 2 part e.g.
 - Apartment building with shops on the first floor
 - Apartment building with offices occupying some floors
 - Apartment building with a carpark



What does this mean for cladding rectification works?

- Regulated designs must be prepared, lodged and declared in accordance with the Act, and those plans will be audited by the regulator.
- These designs and declarations must be provided on the NSW Planning Portal when information is provided on the building work commencement date, e.g. the intention to commence building work.

More information: <https://www.fairtrading.nsw.gov.au>

Undertaking Cladding Rectification Work

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Purpose of this note

This note has been issued by the NSW Building Commissioner, David Chandler OAM, and the Chair of the Cladding Taskforce, John Tansey to provide information for builders, developers and owners corporations who are undertaking building work involving cladding rectification in residential apartments buildings (class 2 buildings).

It highlights that cladding rectification works are subject to the requirements of the *Design and Building Practitioners Act 2020* (the D&BP Act) irrespective of whether the work is undertaken under a building approval, a fire safety order or whether the building has voluntarily chosen to be part of Project Remediate. It also sets out the matters that will be the focus of audits by Fair Trading.

This important clarification will ensure building owners and building professionals are aware that where cladding rectification is undertaken on class 2 buildings regulated designs must be prepared, lodged and declared in accordance with the D&BP Act and those plans will be audited by the regulator. This will help ensure that all cladding remediation of class 2 buildings undertaken in NSW is compliant with Building Code of Australia.

Compliance with D&BP Act

The Design and Building Practitioners scheme is focused on lifting design and building standards and restoring confidence in the NSW construction industry. The scheme requires certain work to be carried out by competent registered practitioners to ensure that required building standards are met.

Under the [Design and Building Practitioners scheme](#), before any building work can be done on a building element or performance solution on a class 2 building or a building with a class

1

About Project Remediate



Project Remediate is a 3 year program to help remove combustible cladding on high risk Class 2 buildings

A **customer-centric** program with three elements:



- Interest-free loans
- An assurance layer - the combination of measures to support quality and value remediation
- Removal and replacement of the façade and immediately associated work

An opt-in initiative available until **30 September 2021**

Project Remediate aims to provide:



An enduring safe solution for flammable cladding affected buildings



Customer focus on best value for money for rectification works



A timely and risk-based response to community safety



Ensure rectified buildings qualify for full insurance (no carve outs)

Current registrations

80 registered buildings confirmed eligible



63 buildings being considered by the NSW Cladding Taskforce



Register by 30 September 2021:
nsw.gov.au/project-remediate

Why register for Project Remediate?

Tailored support package



- A 10-year, interest-free loan to fund the cost of the remediation work.
- No-obligation registration of interest.
- A non-binding, thorough investigation and assessment to identify any issues before the work starts.
- A solution to suit each building's requirements, designed by an expert design team.

Safer buildings



- Program management, design, building, assurance and certification work by qualified, reputable experts.
- Safe cladding products and systems endorsed by the Cladding Product Safety Panel.
- Industry-leading quality, value, safety and good customer service.
- Remediated buildings that qualify for full insurance without cladding-related exclusions or premium increases.
- No flammable cladding legacy for Owners Corporations.

Case study: Private Remediation



- Design and construct contract issued based on limited initial building investigation and design

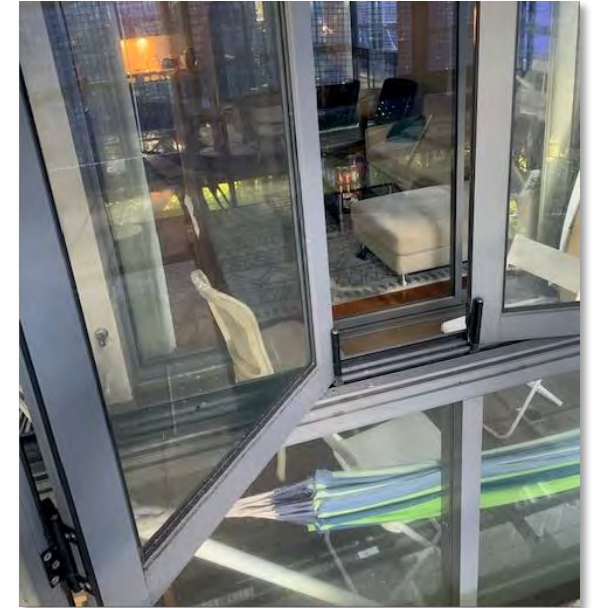


- Time and cost variations



- Concerning site safety standards including:

- No fire extinguishers on scaffolding.
- Scaffolding and fixing ties with no tags.
- Scaffolding pipe not fully within the bracket (coupler).
- Window and door openings from units not limited giving direct access to the scaffolding by residents.
- Flammable corflute (plastic sheeting) introduced to shed water.



Everyone Home Safe

Safer buildings

- Safety of building residents and workers is our top priority
- Project Remediate is working on occupied sites
- Project Remediate will implement the highest level of safety measures:
 - Scaffolding safety, protecting workers and residents
 - Possession of site and induction protocols for all works contractors.

Project Remediate will not cut corners on safety

