



Project Remediate

Briefing for strata communities and councils



How we got here – NSW Cladding Taskforce



NSW Fire Safety and External Wall Cladding Taskforce

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About the NSW Cladding Taskforce

Grenfell Tower fire - 14 June 2017

Taskforce established - 21 June 2017

Membership: DCS/Fair Trading, Data Analytics Centre, Dept of Planning, Fire & Rescue NSW, Office of Local Govt, Premiers Dept, Treasury.

NSW Government 10 Point plan announced 28 July 2017

Taskforce responsibilities = Oversee and/or deliver 10 point plan actions:

- Building identification and inspections
- Engagement with owners and residents
- Collaboration with consent authorities
- Expedite other law reforms

Cladding Taskforce - background

Building identification – data sources:

- Data Analytics Centre (DAC) – private data source
- DPIE approvals
- Fire & Rescue inspections
- Local Government identification
- Government buildings - review by agencies.



Key figures:

- Data review = 185,00 records from 1985 onwards
- Over 4000 buildings/sites identified and inspected since June 2017.
- 393 buildings still to be cleared or rectified; includes ~ 239 residential.

Cladding Taskforce – background (continued)

Buildings categorised as ‘high-risk’ following Fire & Rescue inspection - if cladding identified of a **type, amount** and **configuration** that increased the risk of fire spread and risk to occupants or firefighters.

Partnership with local councils

- Cladding Support Unit established August 2019 – one-stop-shop

Owners: Need for guidance and assistance

- Project Remediate developed to provide funding assistance, technical expertise and building assurance.

Building eligibility

Eligible buildings

- Class 2 residential buildings
 - Low rise
 - Medium rise
 - High rise and mixed-use buildings
- Buildings confirmed to be high risk following review by NSW Cladding Taskforce and FRNSW

Registered buildings

80

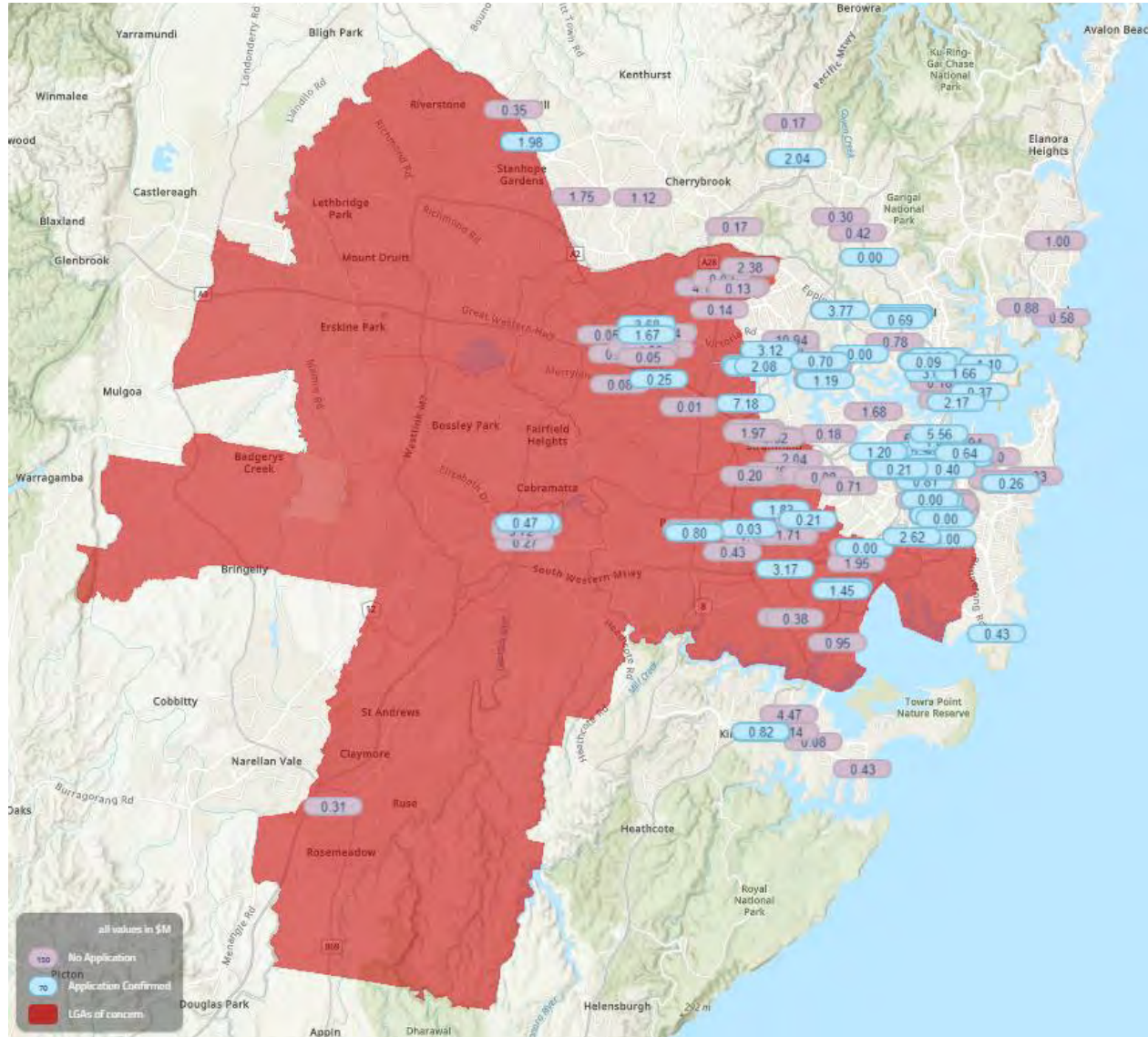
Confirmed eligible

63

Referred to Cladding Taskforce for assessment

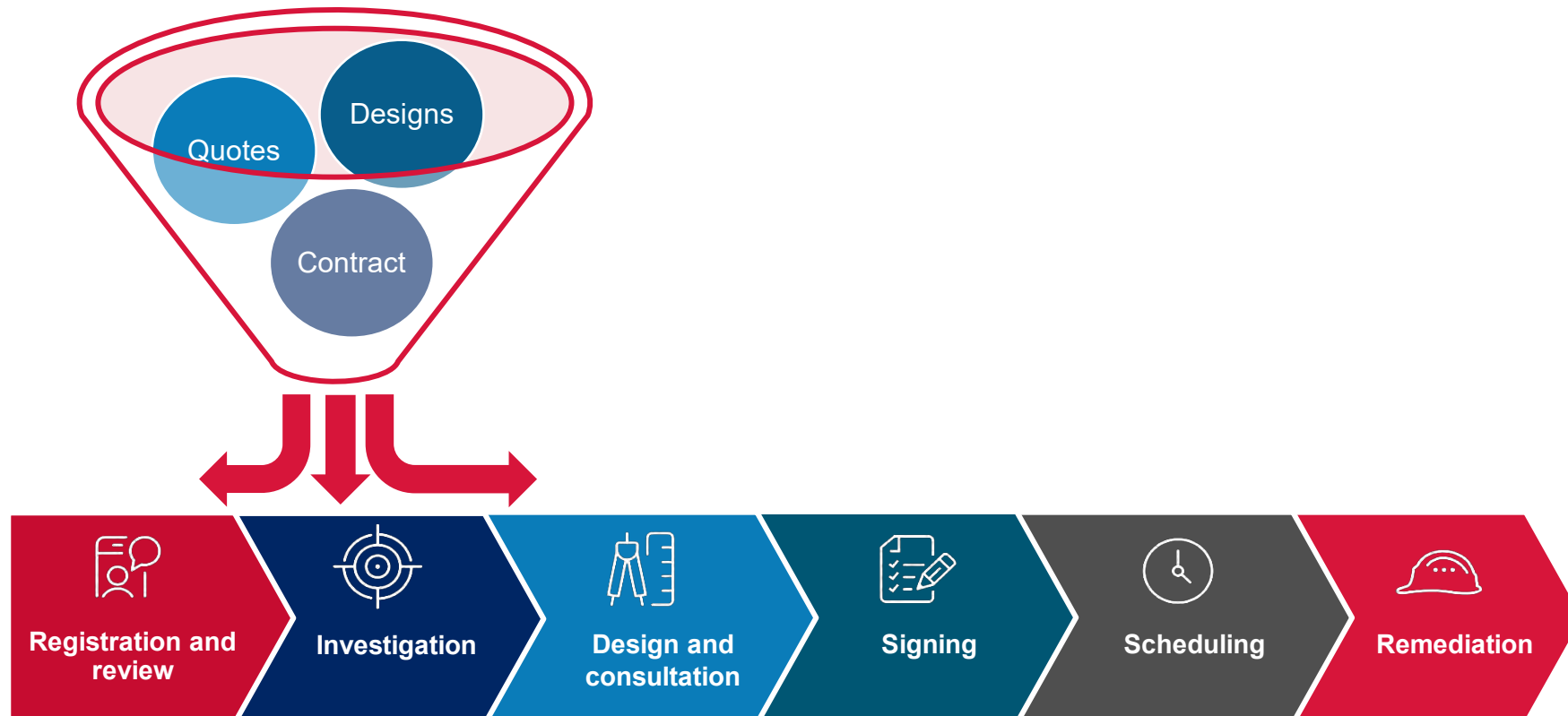


Geographic spread of eligible buildings

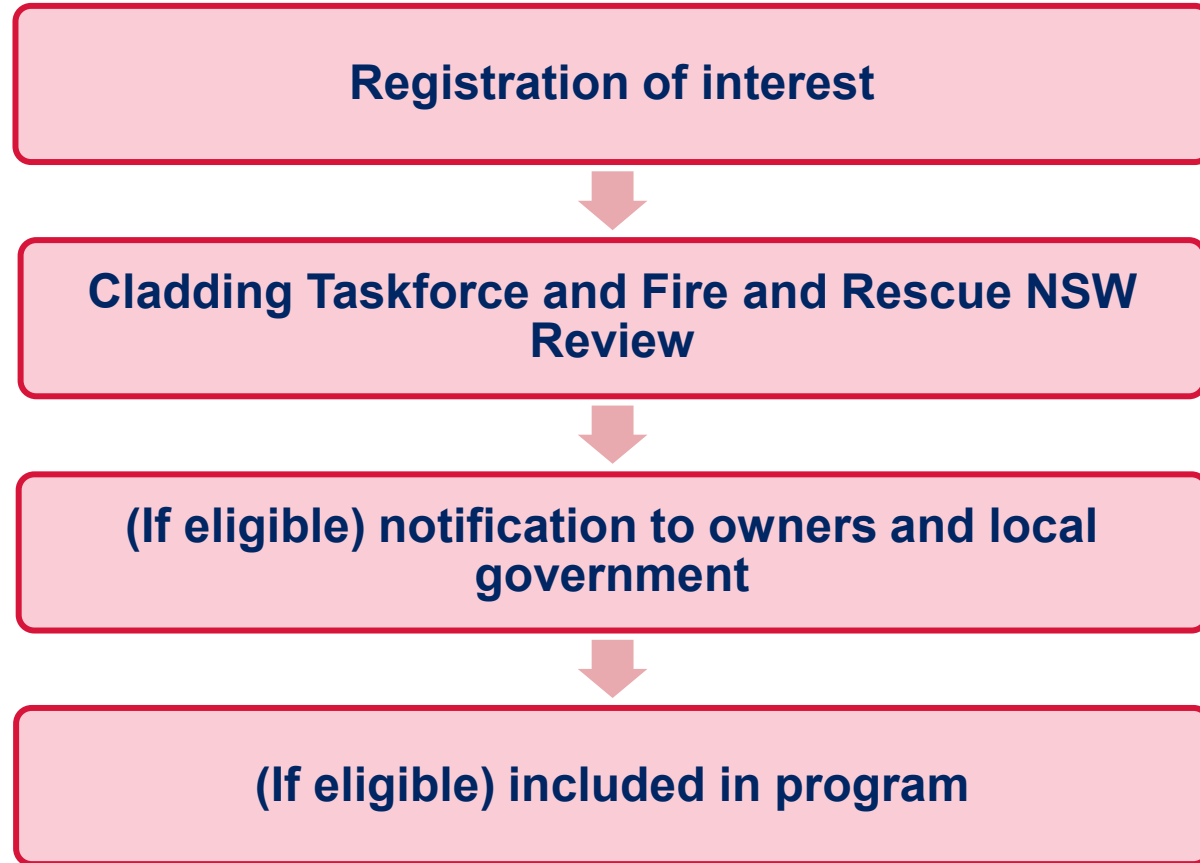


If your remediation is already underway

- Many strata schemes have undertaken scoping work in preparation for remediation
- Register interest and provide documentation
- The managing contractor will review and advise you how your building can be included – do not proceed without this advice
- If work has commenced, the Office of Project Remediate will review and discuss the circumstances
- Retrospective assistance is available in limited cases if work was done before this program was available.



Process for possible additional buildings



Registrations are now open:
nsw.gov.au/project-remediate

Registrations close:
30 September 2021

Managing Contractor and consultant teams expectations



Program expectations and standards



Customer service standards



Everyone home safe



Buildings are occupied

- Safety of occupants, visitors and workers on all Project Remediate sites is a key objective
- All contractors on the site have responsibilities under the *Safe Work Act* and a possession of site protocol
- Managing Contractor is to minimise impact on resident amenity and safety
- Managing Contractor is to ensure clear communication with residents about works scheduling, hours, access etc.
- Online training module for all contractors to be developed

Global Façade Consultant – Pattern book



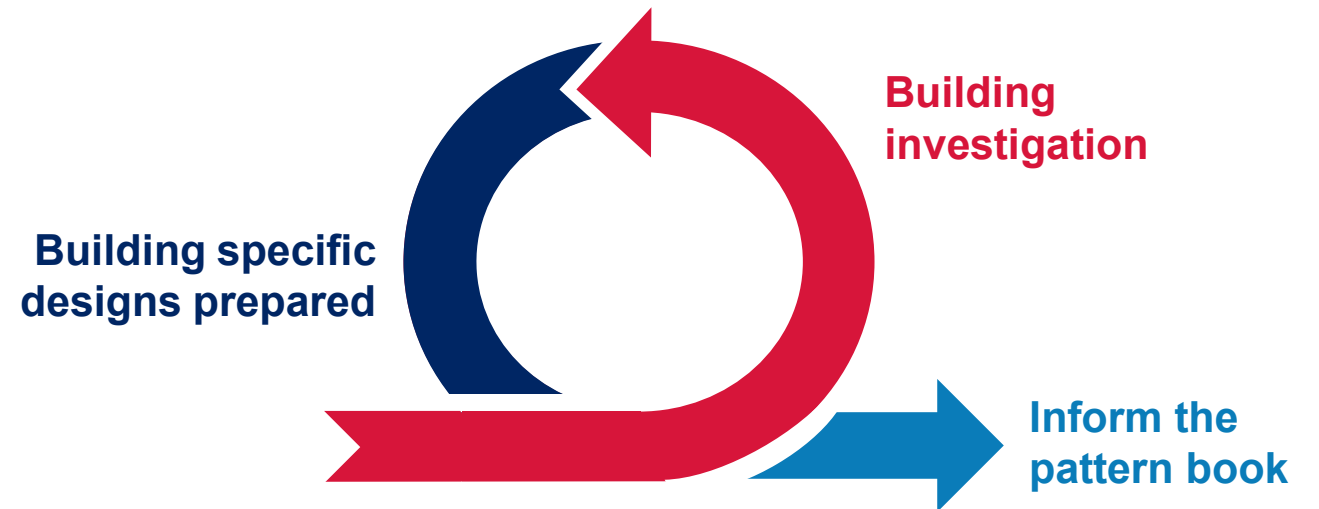
Global Façade Consultant

- Provide essential advice to guide the remediation work.
- Guide the design and procurement of suitable façade remediation solutions in consultation with the:
 - managing contractor,
 - Cladding Product Safety Panel,
 - design teams engaged for each remediation project.
- Building assessment contractors and design teams will investigate the cladding and wall assembly methods of each building and provide reports and design documentation to the GFC.



Design methodology and pattern book iteration

- Global Façade Consultant develops the pattern book for use across the program
- Building specific designs are developed pre-procurement not post-procurement
- Utilises best practice solutions not just compliance with standards
- Pattern book is iterated as remediation progresses
- Will be made available to industry for broader use

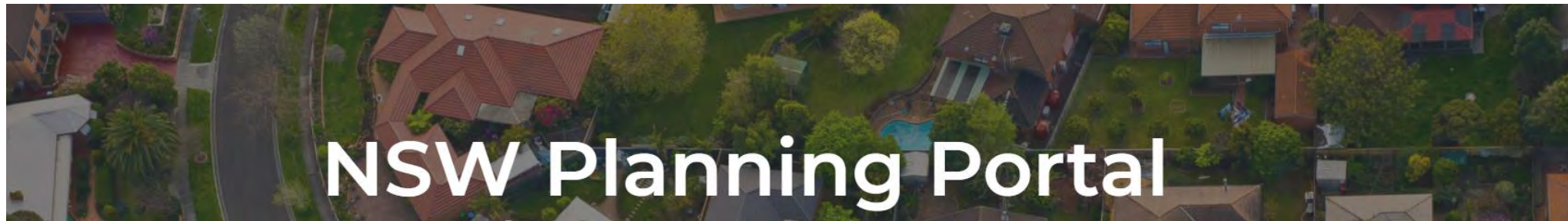


Program outcomes









Design and Building Practitioners Act 2020

- All cladding remediation work on class 2 buildings and buildings with a class 2 part must have declared designs.
- Designs and declarations must be entered on the NSW Planning Portal
- Regulated designs will be audited by the regulator.



planningportal.nsw.gov.au

Project Remediate remediation approach

-  Detailed early investigation to confirm inclusions and costings and comply with D&BP Act
-  Will meet CPSP recommendations as well as council/consent authority requirements
-  No additional ongoing fire safety requirements related to cladding
-  Fully insurable with no additional premium or carve outs
-  Remediation Assurance Certificate confirms work completed to program standards
-  Program support: oversight, local government liaison, programming, customer service

Alternative remediation risks



Potential scope creep if initial investigation is limited



Performance solutions may include ongoing maintenance requirements under a Fire Safety Schedule



Retaining cladding may incur additional insurance premiums or exclusions



Certification to council requirements but no remediation certificate



Owners corporations directly manage the work with no assistance

Remediation Assurance Certificate



- Issued by the Assurer allocated to each of the buildings within Project Remediate at the successful conclusion of the remediation project.
- The issuance of a Remediation Assurance Certificate will be dependant on:
 - The collection of certificates for each façade system or façade element used in the remediation (eg materials warranties).
 - Assurer's consideration of installation methodology.
- The Remediation Assurance Certificate is provided to the Owners Corporation.

Pre-existing building defects

Management process within Project Remediate



Façade system defects

- Will be **fixed** as part of Project Remediate e.g.
 - window casings
 - slab edges
 - cavity barriers
 - moisture barriers
 - items with debris potential (in case of façade fire)



Other wall system defects

- Will be **documented** and included in investigation report
- Report is made available to owners, council and the NSW Planning Portal



Other fire safety defects

- If FRNSW observes any other defects in a fire safety system it will **report** these to council



Misconduct by practitioners

- Evidence of the following will be referred to NSW Fair Trading for consideration:
 - Certificates issued where work is non-compliant
 - Work performed by unlicensed contractors
 - Improperly completed work.

How the interest-free loans and repayments work



Interest-free loans and repayments

The loan and assurance are a package

- Strata schemes can access the interest-free loan only if they sign up for the assurance services.

Loan conditions, repayments and levies

- Loans will be issued for a period of 10 years.
- The interest free loan will fund the following costs:
 - the proportion of investigation and design services payable by the owners corporation
 - all of the remediation contractor services of the superintendent services of the “assurer” services.



How the interest-free loans and repayments work (continued)

Repayments

- Repayments are expected to be quarterly, in line with typical strata levy payments
- Repayment will start 30 days after completion of the remediation work and the issue of relevant certificates by the 'assurer'
- The strata manager to remit to the loan originator and servicer (LOS) agreed repayment amount quarterly as agreed in the Deed. The LOS will send loan statement to the strata manager quarterly.

Hardship

- Hardship accommodations will protect vulnerable owners
- Owner occupiers experiencing hardship can request accommodations
- Independent assessment of circumstances
- Eligible owners can defer their Project Remediate levy contributions until their circumstances improve or if needed until the end of the loan term.

Support for strata management and councils

Support for strata management and council costs

Project Remediate will contribute \$10,000 per building that is remediated under the program to both:



Strata management costs

- Educating owners about the program
- Review and preparation of documentation
- Consideration of proposed remediation designs
- Consultation with owners corporations and facilitation of necessary resolutions to enable participation in Project Remediate.



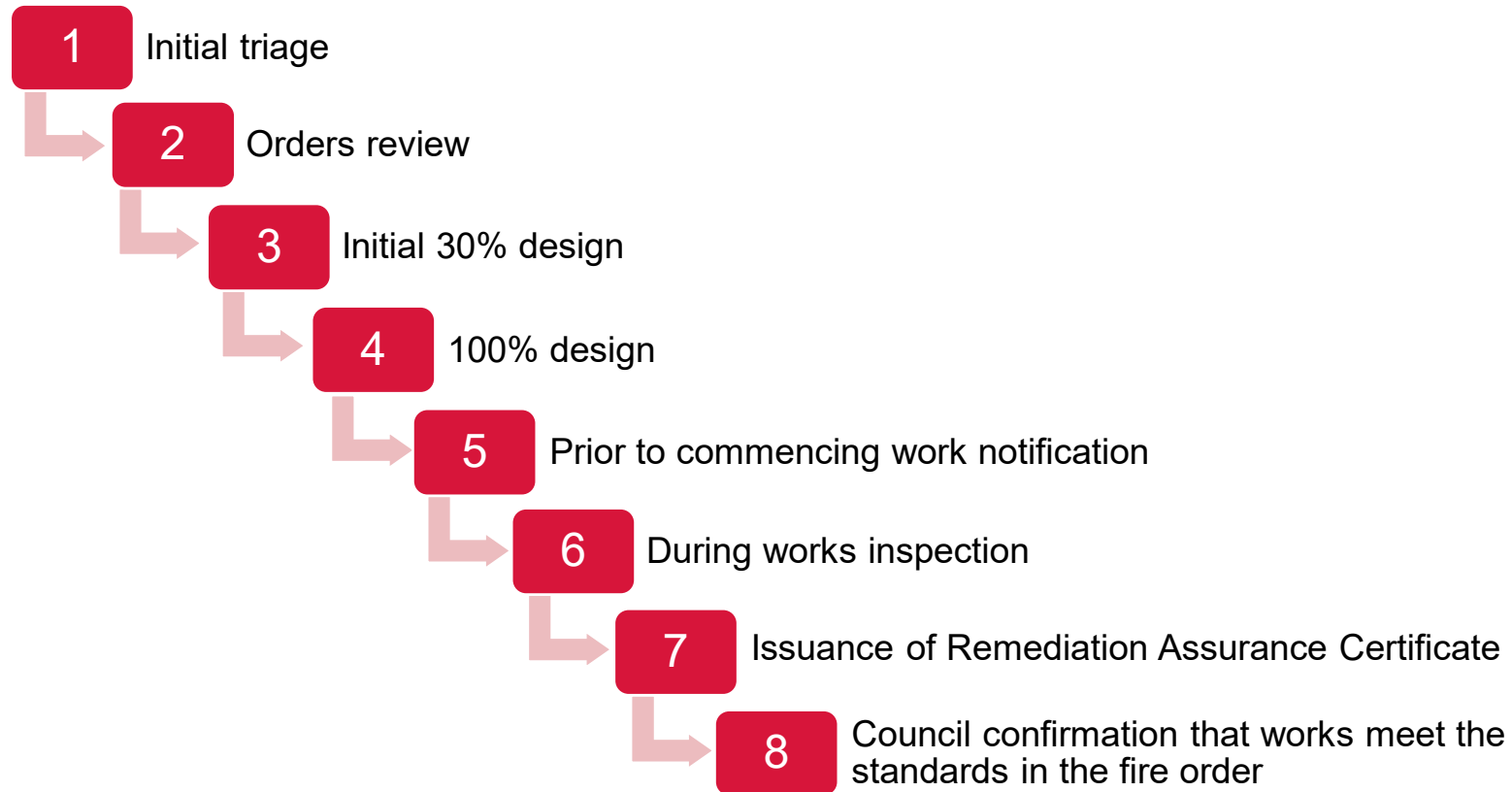
Council costs

- Research
- Review and issuance of fire orders
- Review of remediation designs
- Oversight of building work

Working with consent authorities



How Office of Project Remediate works with consent authorities



Resources

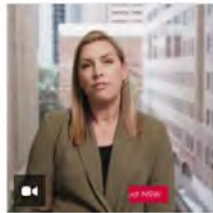
Video content



Minister's invitation to register



Interview with NSW Building Commissioner



Strata Communities Australia



Assurance and What is Combustible Cladding



Animated program overview

Information guide



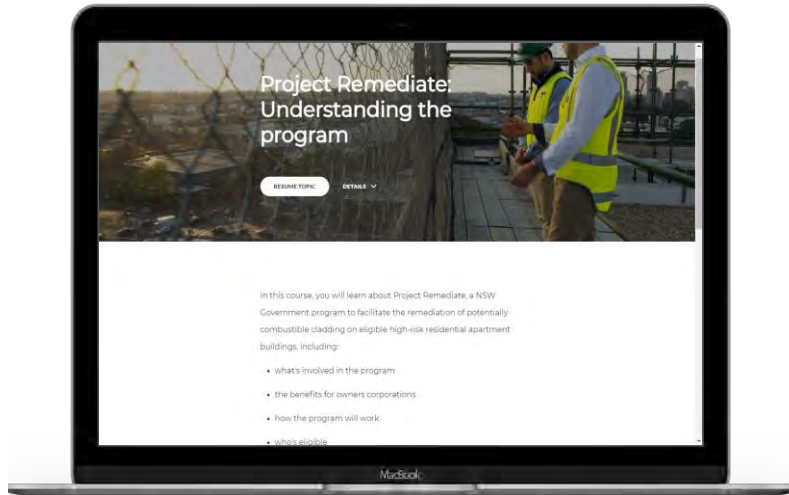
Guide for residents Coming soon



- Information guide: <https://www.nsw.gov.au/sites/default/files/2021-06/apartment-owners-guide-to-project-remediate.pdf>
- Minister's Media Release: <https://www.nsw.gov.au/media-releases/50-nsw-buildings-on-track-for-cladding-removal>

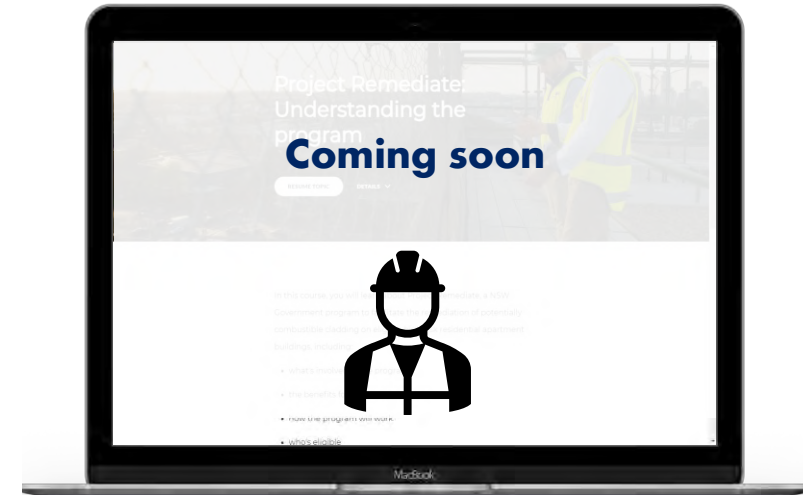
Training

Understanding Project Remediate

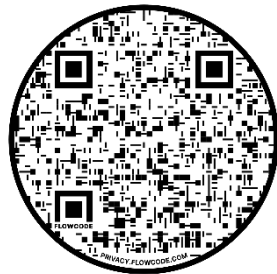


- 2 hour online learning module
- Course is free until end September 2021

Possession of Site and Induction



- Course under development
- Live in late October



More information

nsw.gov.au/project-remediate

projectremediate@customerservice.gov.au