

RESIDENTIAL ROADMAP - NSW

Home Building Act 1989 (NSW) (HBA)



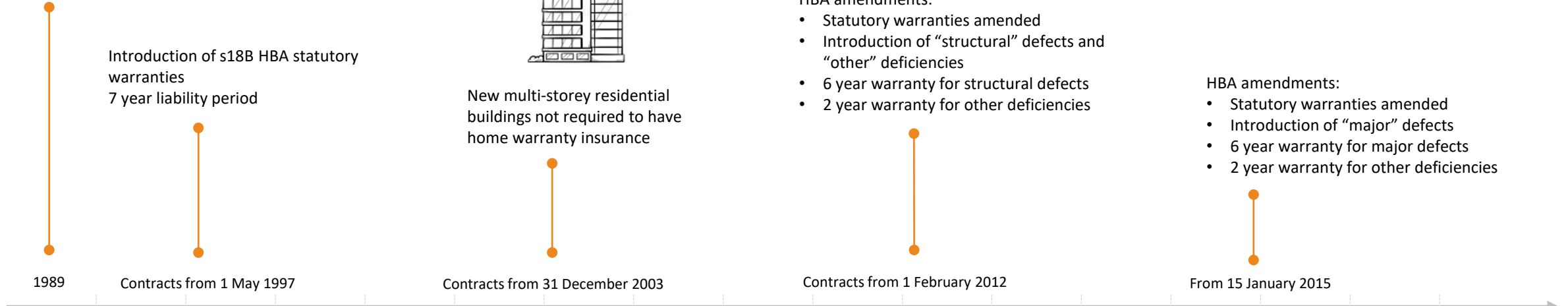
New multi-storey residential buildings not required to have home warranty insurance

HBA amendments:

- Statutory warranties amended
- Introduction of “structural” defects and “other” deficiencies
- 6 year warranty for structural defects
- 2 year warranty for other deficiencies

HBA amendments:

- Statutory warranties amended
- Introduction of “major” defects
- 6 year warranty for major defects
- 2 year warranty for other deficiencies



Contracts from 1 May 1997 – 30 June 2002

Home warranty insurance (first resort to insurer)

Contracts from 1 July 2002

Home warranty insurance (last resort to insurer i.e. only when the builder dies, disappears or becomes insolvent)

Contracts from 1 July 2010

Home warranty insurance – State government provided insurance commences

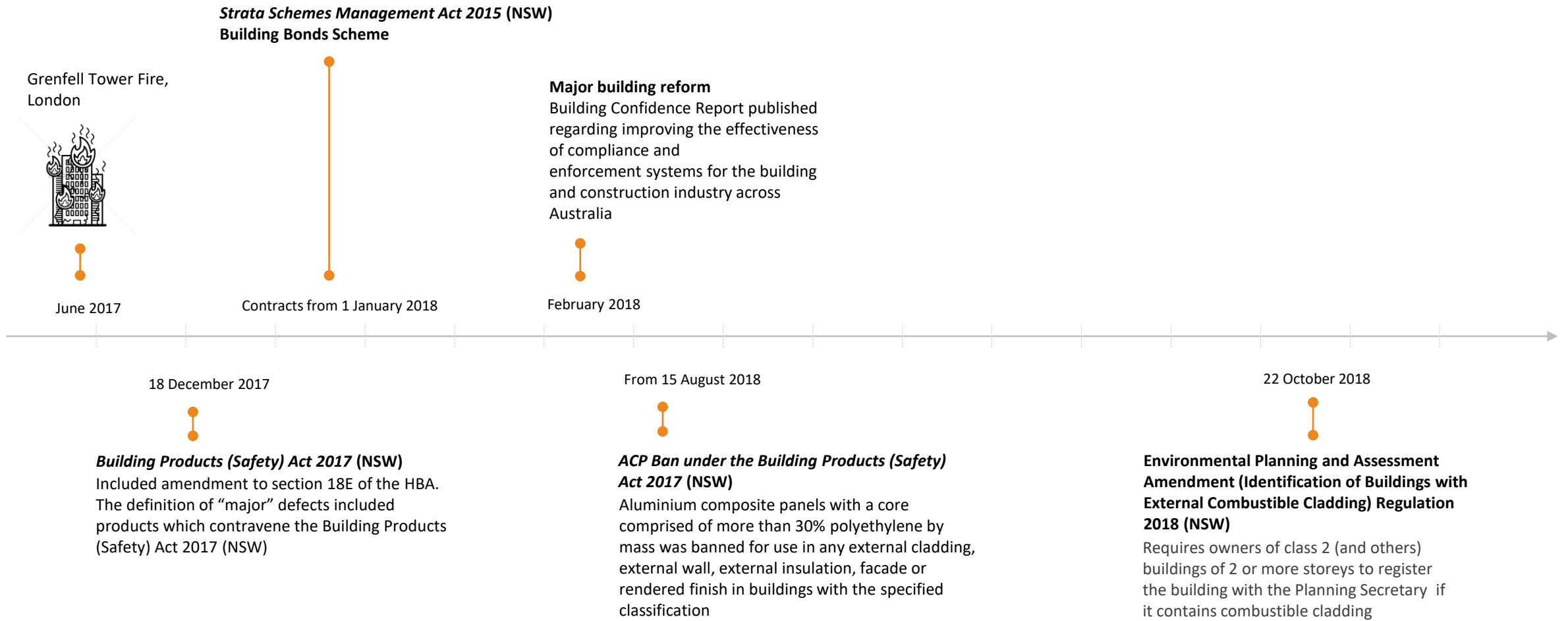
November 2014



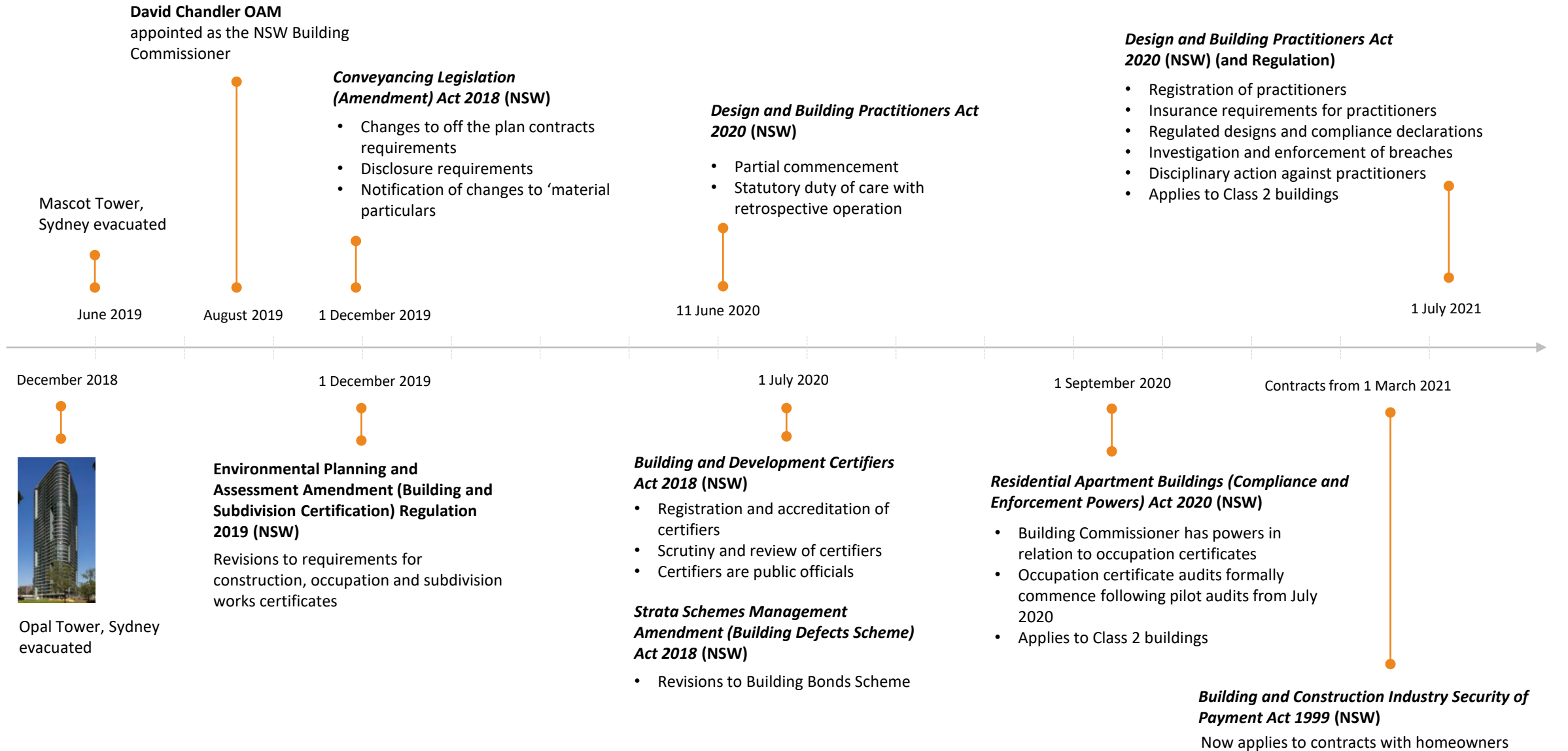
Lacrosse Building Fire, Melbourne

Home warranty insurance under the HBA (private insurers)

Home building compensation under the HBA (NSW Government)



RESIDENTIAL ROADMAP - NSW



RESIDENTIAL ROADMAP - NSW

Project Remediate

Hansen Yuncken appointed as Managing Contractor for remediation of Class 2 residential buildings with combustible cladding



August 2021

NSW Government announces a proposal to introduce a new mandatory defects insurance scheme (decennial liability insurance) designed to provide insurance coverage to residential apartment building owners for up to 10 years after the completion of construction



September 2021

Project Remediate

ACOR Consultants appointed as the Global Façade Consultant for remediation of Class 2 residential buildings with combustible cladding



October 2021

Review of the *Design and Building Practitioners Act 2020 (NSW)*

Review of future operating model



Late 2022

2023 onwards



Future transformation of the industry (6 pillars of Construct NSW)

- Customer-focused regulatory framework
- Ratings system for trustworthy developers
- Lifting skills and capabilities through training and education
- Strengthening contracts and standards
- Using digital platforms to drive enhanced accountability
- Using data and research for continual improvement



Digital transformation



SHELDON GARCIA
PARTNER
SYDNEY
P 02 9334 8529
E sgarcia@hwle.com.au