

Bronwyn Weir



WA Local Government Association Convention 2022

Building Control: Red Tape or Community Service? The Future of Local Government Building Services

4 October 2022



WA scheme - risks

- Query level of independence in review of design by Private Certifier
- Limited (if any) substantive review by councils when reviewing certified applications for permits
- No prohibition on 'shopping' around for a Private Surveyor that will 'co-operate'
- Limited mandatory inspections during building work



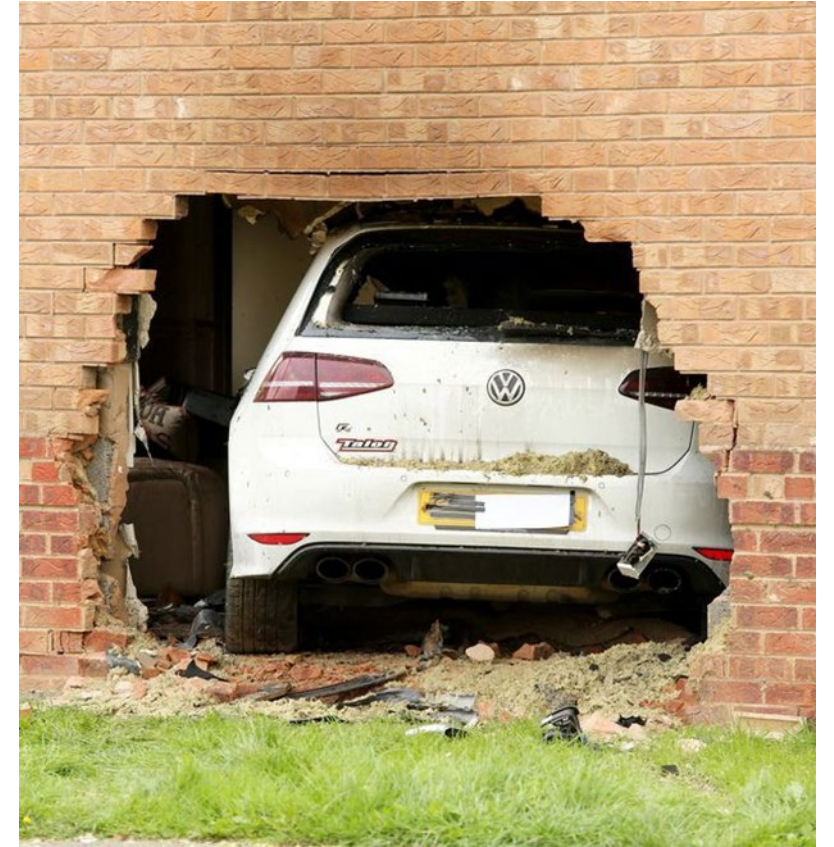
WA scheme - risks

- No requirement for engineers or designers to be registered (architects are registered but no obligation to engage one)
- No statutory process when building work does not comply with plans or NCC (if it is detected)
- No protection works regime for adjoining owners



Role of local government building departments

- Safety – ‘existing’ buildings
- Change of use – rooming houses, sheds
- Building work without permits
- Emergency response
- Pool barrier compliance
- Cladding audit/rectification
- Essential safety measure maintenance
- Construction Management



Role of local government building departments

- Impact of private certification
- Reduced capacity and capability within local council building departments
- Shifting of risk/liability to private sector (PI Market unstable)
- Lack of role clarity - state, local gov and (private) statutory surveyor
- Planning v building – expectations of Councillors/CEOs



Role of local government building departments

- Lack of 'independent', 'public interest' decision making in system
- Lack of effective, proactive oversight by state government regulators
- Lack of accountability from local government for discharging their functions



Future state

- Clarify roles and duties
- Rebuild capacity within local government
- Mandate greater involvement of council surveyor in higher risk projects (class 2, 3, 9)
- Require building control plans & local councils to report on their activities
- State gov coordination role – Possibly a State Building Surveyor



Fundamental reform required

- Proper funding for regulators (inc local council)
- Coordination and collaboration between 'regulators' (Rec 5)
- Industry to lift integrity - self-correct and co-regulate
- Customer focused outcomes

