

The future of building regulation in Australia

National Construction Code Modernisation Project

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Everything is Housing (& Construction)

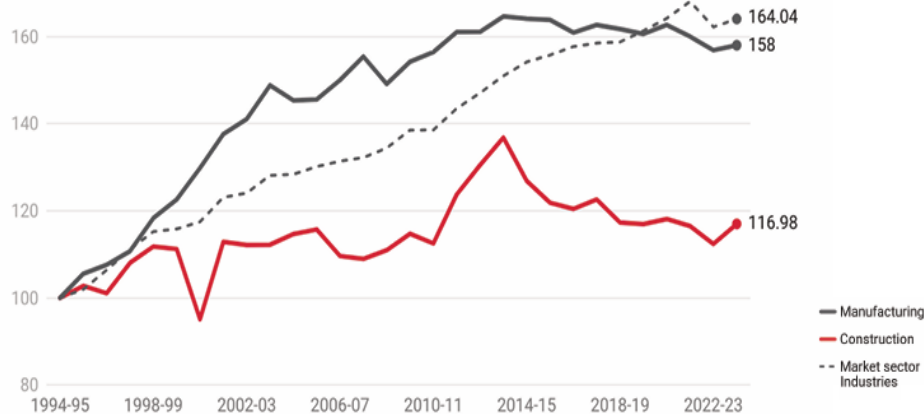
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Our productivity challenge

Construction productivity underperforms

Figure 1 - Labour productivity

ABS estimates of labour productivity hours worked basis; 1994 = 100.



Source: Australian Bureau of Statistics, 5260.0.55.002 Estimates of Industry Multifactor Productivity, Australia, table 6.

Residential dwelling units completed per construction worker

— Labour Force Australia 1966-1984 — Labour Force Australia 1978-1995 — Labour Account (Current series)

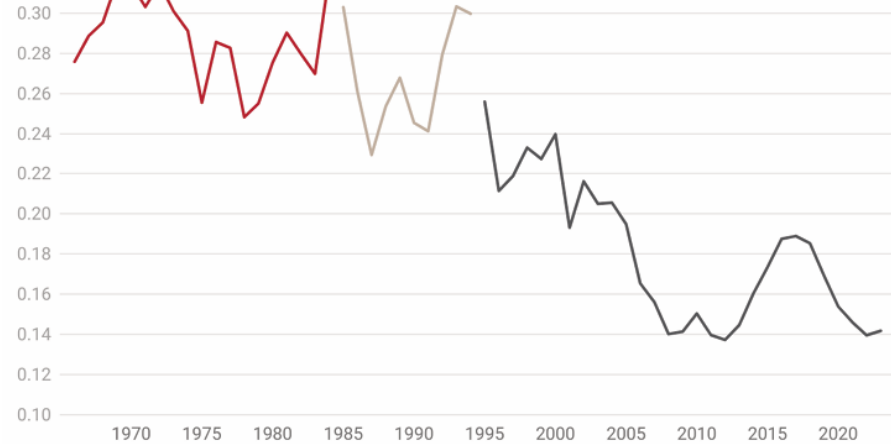


Chart: CEDA analysis of ABS data | Source: Labour Force Australia 1966-1984, Labour Force Australia 1978-1995, Labour Force Account (Current series)

Housing unaffordability is increasing

Chart 4.1 Advertised rent affordability and mortgage repayment affordability

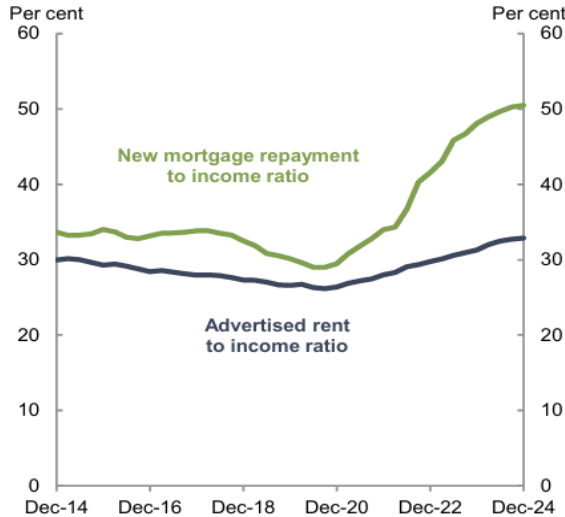
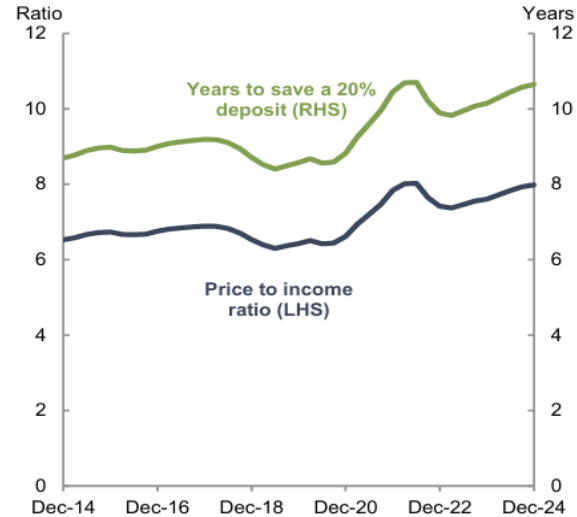


Chart 4.2 Home purchase affordability and dwelling price-to-income ratio



Note: New mortgage payment-to-income ratio is the share of gross annual household income that a median-income household needs to service a loan that is 80 per cent of the median dwelling value, paying the average discount variable mortgage rate for a term of 25 years. Advertised rent-to-income ratio is the share of gross annual household income that a median-income household needs to pay for rent on a new lease. Years to save a 20 per cent deposit assumes that 15 per cent of gross median household income can be saved annually for a deposit. Price-to-income ratio compares the median dwelling value to the median household income.

Source: CoreLogic and ANU POLIS Centre for Social Policy Research 2025

Our vision for the future

The Australian Government's vision for the NCC is a regulatory system that is streamlined, easy to navigate, and cost effective – while upholding high standards for building quality and safety. This will be backed by governance arrangements that are transparent, accountable and support productivity and innovation in our building and construction sector.

[From the Project Scope]

A modernised NCC

Theme 1: Governance and process

- **Updated board/governance structure** with clearer mandate, with potential new structure.
- **Agreed updated cadence**, either as needed or set cycle (less frequent than current) to balance certainty for industry and need for updates (for safety/new technologies).
- **Sufficient (increased) funding** for ABCB to enable better support for NCC users, standards development and keep up with new technologies and innovations.

Theme 2: Complexity and regulatory burden

- **Clear and principle-based changes** which provide net positive benefit to society, with scope for Ministerial direction.
- **'Best practice' advice** alongside minimum standards.
- **Goal of national harmonisation** with a focus on key commonalities among jurisdictions that are required for productivity increase.

Theme 3: Useability and accessibility

- **Simple and easy to understand**, without duplications, and inconsistencies.
- **Supported by digital tools**, including AI, that provide convenience and better access to the code for the users.
- **More active ABCB** in educating the industry and consumers on use, adoption and changes to the NCC.

Theme 4: Innovation and housing diversity

- **Increased deemed to satisfy pathways** to encourage the use of new materials/building methods.

Meet the project leads

Three external project leads will support the project's delivery. They bring extensive expertise across regulatory governance, construction delivery, and public sector management.



Dan O'Brien

- Experienced public administration and private sector executive
- CEO of Cladding Safety Victoria; former Chief Executive of Incolink. Has held senior roles in NAB, Medibank, and government.
- Key advisor for two Victorian Premiers
- Skilled in strategy, stakeholder engagement, and crisis management



Rebecca Billings

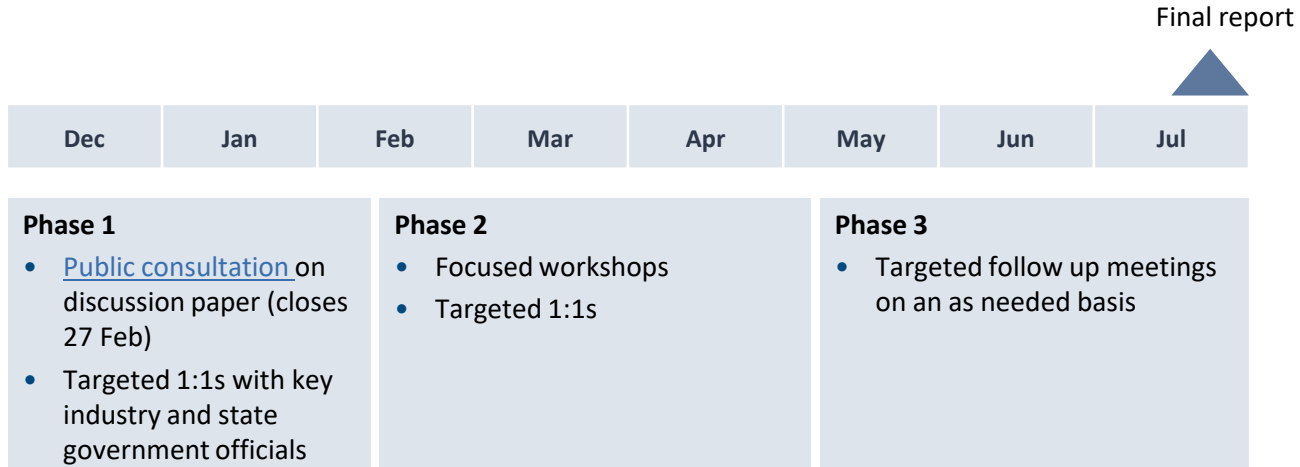
- Regulatory leader
- Expertise in economics and regulatory frameworks
- Chair of National Regulator's Community of Practice (ANZSOG)
- Board roles include Australian Pesticides and Veterinary Medicines Authority, and Commissioner at the Essential Services Commissions (VIC & SA)



David McCarthy

- Construction professional with 20+ years advising government and industry
- Expert in regulatory compliance, feasibility, and quality assurance
- Advisor on major defence, infrastructure, and housing programs
- Specialist in independent certification and technical conformance

Timeline and engagement points



Opportunities to engage:

- [Discussion paper submission](#): provide organisational/individual views.
- [Direct engagement](#): workshop attendance and targeted 1:1s with Project Leads and project team.
- [Follow up](#): targeted engagement on residual issues as needed.

Any questions?





Thank you

Please contact us at
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