
From: Fabricio Siqueira
Sent: Monday, 22 July 2019 3:01 PM
To: Building Confidence Response
Subject: building stronger foundations

Good Day

I am a registered architect with more than 16 years of post graduate professional experience. I have been following the discussions around the "*building confidence report*" and would like to provide my feedback:

- I generally support the adoption of the recommendations of the Shergold Weir report
- I believe that there is too much focus on the design side. While it is important that designers be registered, development and construction professionals should also be registered
- As a minimum, the following construction professionals should be registered, possess reasonable qualifications (degree level + 2 years of experience under supervision) and insurance.
 - Development Manager
 - Client side Project Manager
 - Construction Project Manager
 - Design Manager
 - Contracts Administrator
- Responsibility over the construction is being shifted to the designers and certifiers, however, we have no control over what the builders are building. Inspections by architect and engineers should be mandatory for items such as:
 - Waterproofing
 - Fire rating
 - Finishes
 - Room dimensions and heights
 - Window and door dimensions
 - Mechanical ventilation
 - Accessibility
- Home warranty insurance should be mandatory for all residential developments, regardless of the size
- Builders should declare not only that the construction has been built according to the design but also to the BCA and other relevant requirements to cover for the changes and decisions that are not reported back to the designers
- In complex projects (say over 2,000m² GFA), both the designer and the builder's finished work should be peer reviewed by another independent professional of equivalent qualification who would then report to the certifier.
- Building Designers should be registered. There should be some restrictions: They should need at least certificate 4 education; 2 years of experience working under an architect or registered building designer; they should only be allowed to design projects with a total GFA smaller than 120m²; they should obtain adequate insurance. The NSW architects registration board could manage the registration of building designers, as they would be working in a similar but lower capacity to architects. This would also position the NSW ARB as the single point of contact as a consumer protection agency for complaints related to lead designers.
- With regards to the questions for feedback in the report:
 1. All plans
 2. Yes
 3. All changes
 4. Any variation that requires a new CC/CDC
 5. Lack of insurance or professional registration
 6. Not sure
 7. Peer reviews process as described above

8. Electronic lodgement
9. All documents
10. Performance solutions should always be documented
11. Certainly valuable
12. Performance solutions should become publicly available and searchable, similar to what happens to clause 4.6 objections and case law. This would allow the creation of a “common law” in construction that could be in the future converted into “deemed to satisfy” solutions under the BCA.
13. All designers involved in the project should inspect the building site at relevant stages. If any issue found they should report it to the builder and reinspect. If still non conforming, then they must report to the building commissioner. The builder then needs to provide evidence that all designers inspected the construction before Occupation certificate.
14. Central role. They should:
 - collect sub-declarations from contractors
 - Have confirmation from the designers that they inspected the site at the appropriate stages
 - issue a single final declaration
15. Each project should have at least 1 responsible builder (home building licensing and insurance could be a model for this)
16. Yes, when they are dodgy
17. Generally yes. Some ideas:
 - Architects already have a strong registration system in the NSW Architects Registration Board
 - Building Designers should be registered by the NSW Architects Registration board as discussed above.
 - Engineers could use the NER
 - Drafters with no experience/qualifications should only be allowed to work under the supervision of another experienced professional of that area (architect, building designer, engineer, etc.)
18. All consultants involved in the design
19. Insurance is the No. 1 requirement. Also, minimum qualifications and experience should be prescribed to each category.
20. At least Professional indemnity, public liability, workers compensation.
21. Minimum values should be at least 2x the value of the largest project the consultant is involved with at any moment
22. Ability to lead a consultant team, knowledge in their chosen field
23. Yes, at least certificate 4 for building designers, degree for engineers
24. Minimum 2 years of experience working under a registered professional of the same or higher category.
25. Delegate power to councils and certifiers to check registration at DA or CC lodgement. Maybe a central database of all registered professionals (consolidating information from the ARB, NER, etc.) and projects where they are involved.
26. All categories
27. All work
28. Should follow the contract chain
29. The consumers who are actually purchasing the properties (home owners, investors, etc.)
30. The ones with the least power to exert control over the construction process should be afforded more protection.

Regards,

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