

What is the issue? What are we doing about it?

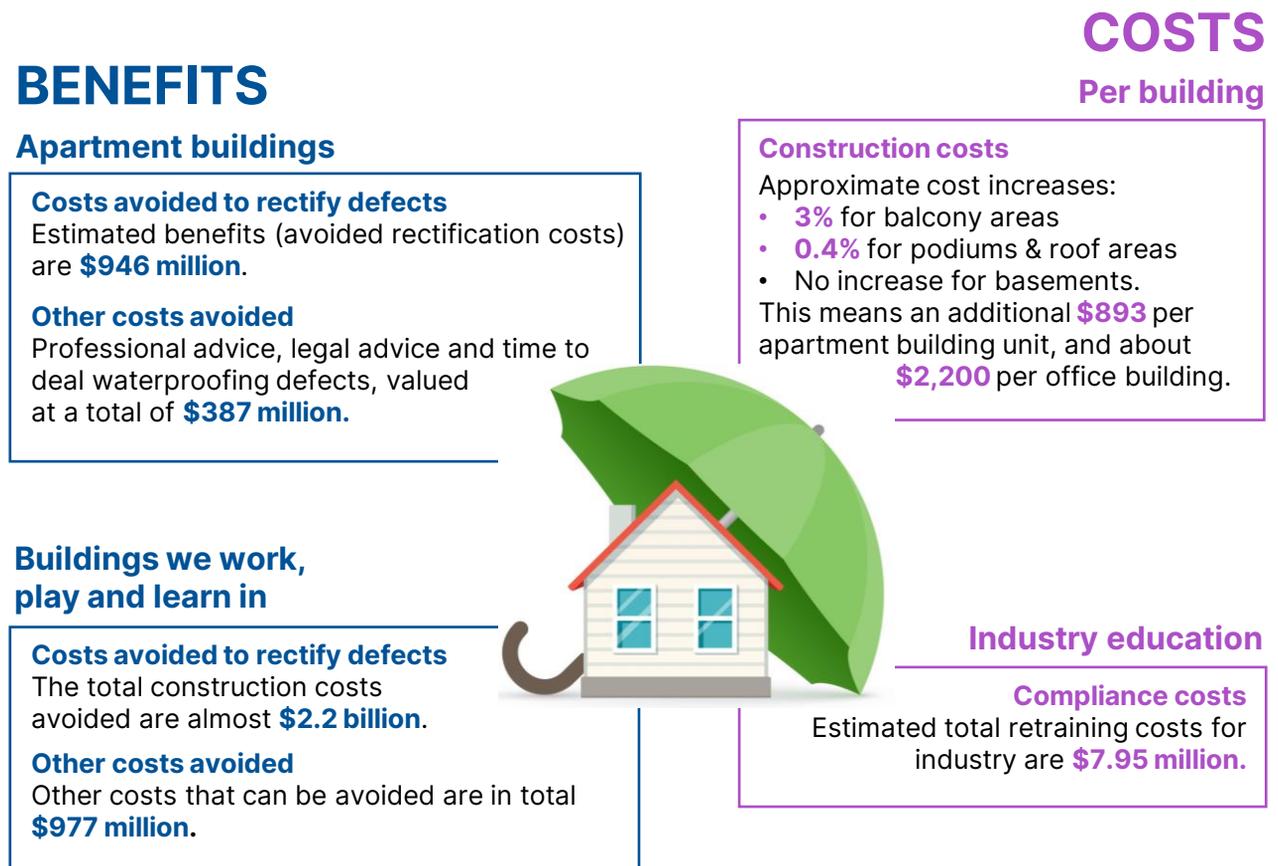
Water leaks in apartments and commercial buildings are probably the #1 defect in Australia. Most people have experienced or know someone who's experienced a water problem in their apartment or workplace. We want to fix that.

Why are these changes proposed?

- Fixing waterproofing defects is costly – but preventing them is cheap!
- There are a lot of waterproofing defects from sub-surface water (water beneath the surface that impacts buildings).
- Improved NCC requirements will reduce the ingress of sub-surface water.

Cost benefit analysis

The cost benefit analysis of the proposed changes found significant overall benefits by avoiding costly remediation work. It's much cheaper and easier to address potential issues by building better quality buildings in the first place.



The technical stuff

The proposed technical changes are in the NCC 2025 Public Comment Draft in Part F1 (Volume One). The changes developed with an industry technical working group.

Our research showed most waterproofing defects in apartment buildings, workplaces and schools are from sub-surface water. With defects:

- Prevalent in 20% to 40% of apartment buildings
- Affecting more than 1,000 buildings each year across Australia (Class 2 to 9 buildings).

What we want feedback on

- Does the impact analysis reflect your understanding of waterproofing defects?
- Do the proposed changes address the problem?
- Are the cost estimates relevant? Do you have other information?
- Are there any benefits we haven't considered?