

## Construction Productivity Inquiry – comment only submissions post Interim Report

Comment number	Submitted by	Comment
IR-C001	HAUS Technologies Pty Ltd	<p>Unfortunately any assessment of productivity or lack thereof is observed through the rear vision mirror, meaning it reflects the past, yet any forward looking initiatives are in themselves just a reflection of the past? And the report apparently thinks "there are no silver bullets"! So nothing to see here? If you consider that the bulk of residential housing is being built using traditional trades-based labour cutting and layering a myriad of individual building materials is going to continue then let's all go home now and accept the status quo?</p> <p>Industrial revolutions don't come around very often, but right now Industry 4.0 - the next industrial revolution - is with us today and will become that missing "silver bullet". All the vested interests in the world, and there are many reaching from near monopoly suppliers to the builders' lobbying associations, are going to do their level best to control the narrative to support their interests, not in the name of the greater good but more accurately blind self-interest.</p> <p>Modern Methods of Construction (MMC) was initially thought to be the pathway to the future of housing delivery, but it was hi-jacked by numerous companies using the descriptive for their, in most cases, ultimately futile attempts to "automate traditional building" by simply moving site jobs into factories. Billions of dollars and hundreds of millions of pounds have been squandered, along with executive careers, personnel and scarce capital resources, in reckless pursuit of this still mythical "silver bullet". True MMC requires true innovation, not just turbocharging the outdated traditional "sticks and bricks" through automated processes that ignore the fundamental truth that is: building houses piece-by-piece is just not going to cut it any more.</p> <p>Like ripping the scab off a wound, it is time for all parties, including the QPC, to realise that changing the way we build homes is the only viable remedy to poor productivity, as the notion that 'doing the same thing over and over again expecting a different result'...is otherwise known as insanity. And the good news is that there are available, right now, MMC proposals that, although nascent, struggle from operating under the shadow of the financial blunders perpetrated by the very industry leaders that wasted shareholders capital pursuing their ambitious follies that were, for some of us, obviously doomed.</p> <p>The existing homebuilding industry, globally, is the absolute last place you should be looking for ways to improve productivity. It is baked in by the very work processes they embrace in operating their businesses.</p>

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		<p>Given the extent of the shortage of supply of affordable and energy-efficient homes, Queensland in particular, along with the rest of Australia, can easily just let them carry on as they insist they should, and separately establish an independent framework for non-traditional building, namely MMC proponents, who can supply the missing thousands of homes that need to be built to even get close to the national goal.</p> <p>There are none so blind as those that will not see.</p>
IR-C002	Anonymous	<p>Buildings need to made useable by people of all ages and abilities. Therefore, I strongly urge the Productivity Commission to re-consider advising that the requirement for accessibility to be built in be voluntary rather than mandatory for cost-cutting reasons. It is not economical to have buildings constructed as cheaply as possible, with no accessibility built in (ramps etc.), if people then lose mobility (through accident or illness) and have to have their home adjusted at great cost. Or no longer be able to negotiate their workplaces and other buildings. There is a good reason these changes were made and that is to make people's lives better. Reversing this will make them worse.</p>
IR-C003	Pete Atherton	<p>Dear Queensland Government,</p> <p>Rooftop solar with battery backup for all homes, businesses, carparks etc. EV's and electrified public transport is the way of the future.</p> <p>Embrace it now.</p> <p>Australia has enough solar to power the planet!</p> <p>Thanks for your attention,</p>
IR-C004	Andy Grodecki	<p>I am very concerned about your proposal to amend the Queensland Development Code to opt-out of the energy efficiency requirements under the 2022 National Construction Code. Every new energy efficient building in Queensland improves the productivity of Queensland in the materials required and the skilled labour required and the economic boost from both much lower energy costs and the healthier and safer occupants of the buildings.</p>
IR-C005	Anonymous	<p>Dear Commissioners,</p> <p>I am highly concerned about your proposal to amend the Queensland Development Code to opt-out of the energy efficiency requirements under the 2022 National Construction Code.</p> <p>How does this make any sense for the future owners of the property??</p> <p>Our children are inheriting a mess - the least we can do is try to make good decisions that try to at least correct the issues going forward.</p>

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		<p>There is a tonne of evidence on the need for energy efficiency in buildings, I am sure others will provide it for you. This is one of those times where the right thing needs to be done - not the easy thing.</p> <p>Regards,</p>
IR-C006	Jill Glenney	<p>I want more renewables and clean energy.</p> <p>No more dirty coal and definatley NO NUCLEAR.</p>
IR-C007	Cheryl Tonkin	<p>Thinking you have your priorities wrong. You are in government to serve the interests of the PEOPLE not that of business interests. Those interests being - a livable affordable home to live in. One that is healthy and livable. That happens when appropriate standards are in place that ensure it.</p> <p>Watering those standards down in the interests of developers are a total abrogation of those responsibilities.</p>
IR-C008	Gavin Lenz	<p>Having a NCC that has the most stringent energy efficiency requirements saves residents money which can then be spent on other, job creating areas of the economy. Please adopt the 2025 NCC.</p>
IR-C009	Jackie Henrion	<p>People need sustainable homing</p>
IR-C010	Maria Elizabeth Zazzero	<p>affordability; a win for all</p>
IR-C011	Deborah Hartman	<p>Please adopt the 2025 Commonwealth building code so that apartments and houses will energy efficiency with solar panels and be battery ready.</p> <p>Do not lock renters out of energy efficiency and energy cost savings.</p>
IR-C012	Anonymous	<p>I currently live in a house where I have solar panels and a battery to meet my energy needs. I also have access to a power point to charge my electric car. If my health requires it I may have to move to a unit. It is imperative for me to have access to the same energy provision as I have at the moment. This is why it is imperative that the building code be amended to make these services available to unit dwellers.</p>
IR-C013	Alison Adair	<p>I really think that lifting energy standards will enhance people's lives through better designed homes and also go a long way to reducing peak load on energy systems. As for being EV ready, providing charging is a wonderful thing to do. This reduces our reliance on fossil fuels and emissions.</p> <p>Climate change effects everyone.</p> <p>Thank you</p>
IR-C014	Catherine Retter	<p>I really think that lifting energy standards will enhance people's lives through better designed homes and also go a long way to reducing peak load on energy systems. As for being EV ready, providing charging is a wonderful thing to do. This reduces our reliance on fossil fuels and emissions.</p>

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IR-C015	James McPeake	<p>Queensland Development Code - Most new houses require the lodgement and assessment by Council of a QDC - Siting dispensation for single detached dwelling houses. For example, the proposed new dwelling is to close to the front boundary or to close to the side boundary as per the QDC. From my experience over 95% of the applications are approved. Many of these applications cost at least \$500 in lodgement fees and more then that for a consultant to prepare. This add additional cost to a new build. Further, most of these application are assessed within 10 days, increasing wait times on building certification and construction. So, why not simply update the QDC and or planning scheme requirements to reflect the new acceptable front and side boundary setbacks. This will see benefits to Council development assessment teams workloads.</p> <p>Further - Most Queensland Councils don't publicly report on the volume of application lodgments for this type of application for a house. So, we don't know how large this single assessment volume is and its impacts upon housing productivity.</p> <p>Recommendation - That the productivity commission urgently seeks that all Councils release data on the volume of QDC development applications lodged as well as their approval rates. That Councils start publishing QDC applications on their online portals. That the QDC/Draft Housing Code is updated to reflect the current acceptable front and side setbacks, avoiding a level of assessment, cost and time.</p>
IR-C016	Peter Gillbank	<p>Energy efficiency requirements of the 2022 National Construction Code are there for reasons infinitely more important than mere convenience for builders.</p> <p>We need more energy efficient housing, thus more affordable to heat, cool, cook, and live in.</p> <p>Please ensure that the improvements scheduled are not obstructed by petty sectional interests.</p> <p>Thanks</p>
IR-C017	Terrance Anderson	Please reconsider rolling back critical energy policy advancements.
IR-C018	Dean Hollingworth	We live in the Sunshine state. Let us be the leaders in renewable energy and show the world what can be achieved
IR-C019	Bill Meyers Brian Nixom Brianna Hammond Anonymous Anonymous David Dawes David Pyles Denise Smaron Dominicus Tornqvist	<p>Dear Commissioners,</p> <p>I am highly concerned about your proposal to amend the Queensland Development Code to opt-out of the energy efficiency requirements under the 2022 National Construction Code.</p> <p>It has been well established that energy-efficient, all-electric homes with rooftop solar and batteries don't just cut emissions - they're healthier, more climate-resilient, and cheaper to heat, cool, and cook</p>

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	Dog Cox Anonymous Anonymous Fergus FitzGerald Gerard Hope Graham Englart Anonymous Helen Day Jan McNicol Jane Cochrane Joerg Herrmann John Gardner John Sunter Jozef Friedmann Karen Holt Kristen Ripper Lee Jeffery Lisa McKibben Lu Ponton Anonymous Margaret Walshaw Mary Maher Michael Carden Michael Mounteney Nikki Baram Paul Hurley Peter Brown Peter Hunt Sandra Englart Anonymous Stephen Schlothauer Stephen Simpson Anonymous Sue Sargent Anonymous Tom Simpson Anonymous	<p>in. In fact, efficient electric homes with consumer energy resources save residents hundreds, even thousands, of dollars every year on energy bills. They're good for people and good for the economy.</p> <p>I would also like to bring to your attention the importance of adopting the 2025 NCC, which is due to be released by the Federal Government imminently.</p> <p>The Crisafulli government aims to deliver 50,000 new dwellings per year, many of these homes will be apartments and strata, rental properties and community housing.</p> <p>Hundreds of thousands of Queenslanders are already locked out of consumer energy resources like rooftop solar, battery storage, and at-home EV charging. It's incredibly difficult and often prohibitively expensive to make these upgrades in strata-titled apartments, rental properties and community housing, and this is why they need to be included from the time of construction.</p> <p>The energy efficiency requirements in both the 2022 and the 2025 NCC are crucial to helping locked out households access the cost of living and emissions reduction benefits of clean, cheap energy and efficient homes.</p> <p>Without better building standards, new homes will continue to lock residents into high energy bills and unaffordable retrofit costs, fuelling inequality and energy poverty, while putting them at risk of the negative impacts of climate change. This inefficiency is bad for the economy and for Queensland's productivity.</p>
IR-C020	Brett Mason	<p>Dear Commissioners,</p> <p>I am in the fortunate position to be able to build an energy efficient, well insulated, fully electric house and can attest to the long term benefits of living in a well designed and constructed house. Climate change will make it more important that our new houses are efficient and contribute to better living conditions.</p> <p>I am highly concerned about your proposal to amend the Queensland Development Code to opt-out of the energy efficiency requirements under the 2022 National Construction Code.</p>

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IR-C021	Eli Sky	<p>Dear Commissioners,</p> <p>I am highly concerned about your proposal to amend the Queensland Development Code to opt-out of the energy efficiency requirements under the 2022 National Construction Code. One of the problems with housing across Australia is the poor energy rating of our dwellings, factories and stores.</p> <p>It has been well established that energy-efficient, all-electric homes with rooftop solar and batteries don't just cut emissions - they're healthier, more climate-resilient, and cheaper to heat, cool, and cook in. In fact, efficient electric homes with consumer energy resources save residents hundreds, even thousands, of dollars every year on energy bills. They're good for people and good for the economy. At our home we have paid for earth wool</p>

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IR-C022	Michael Green	<p>Dear Commissioners,</p> <p>I'm concerned about your proposal to amend the Queensland Development Code to opt out of the energy efficiency requirements under the 2022 National Construction Code.</p> <p>Energy-efficient homes with rooftop solar and batteries reduce emissions, improve health, enhance climate resilience, and lower heating, cooling, and cooking costs. They save residents hundreds or even thousands of dollars annually on energy bills. These homes benefit both people and the economy.</p> <p>I also urge you to adopt the 2025 NCC, which is due soon.</p>

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IR-C023	Steven Hopley	<p>Dear Commissioners,</p> <p>I am highly concerned about your proposal to amend the Queensland Development Code to opt-out of the energy efficiency requirements under the 2022 National Construction Code.</p> <p>Energy efficiency is very important in Queensland homes, this will only become more important as our temperatures keep increasing. Homes with little insulation and little regards to energy efficiency will become prohibitively expensive to live in as time goes on. Retro fitting insulation in houses is massively expensive, I know, I have done it: But when fitted to a house during construction costs just a few thousand dollars and saves far, far more. Please make Queensland homes fit for the future we know is coming, not just for today.</p> <p>Kind Regards Steve, Brisbane</p>
IR-C024	Suzanne Stallard	<p>Dear Commissioners,</p> <p>I am highly concerned about your proposal to amend the Queensland Development Code to opt-out of the energy efficiency requirements under the 2022 National Construction Code.</p> <p>It has been well established that energy-efficient, all-electric homes with rooftop solar and batteries don't just cut emissions - they're healthier, more climate-resilient, and cheaper to heat, cool, and cook in. In fact, efficient electric homes with consumer energy resources save</p>



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