

Comment – Westbuilt Homes

Comment

Overall Comment

Westbuilt Homes strongly supports the Commission's focus on improving construction productivity and believes these recommendations will deliver practical, high-impact outcomes. By modernising warranty coverage and enabling factory-based inspections, Queensland can unlock the full potential of modular and offsite construction—boosting housing supply, reducing costs, and maintaining consumer confidence. We welcome the opportunity to collaborate further to ensure these reforms are implemented effectively.



Westbuilt Homes

38 – 48 Project Street

Warwick

Queensland 4370

07 4660 1600

ABN 40 165 638 988



Stakeholder Feedback Submission

Inquiry: Opportunities to Improve Productivity of the Construction Industry

Submitted to: Queensland Productivity Commission

Date: 26th August 2025

Contents

Summary of Feedback 3

 Recommendation 1: Update the Queensland Home Warranty Scheme for Offsite Construction 3

 Recommendation 2: Enable Approved Inspectors to Conduct Statutory Inspections in Factories 4

Alignment with QPC Reform Directions 4

Closing 4

Summary of Feedback

Firstly, I would like to commend the Commission for its comprehensive analysis of the systemic issues impacting construction productivity in Queensland. I wish to provide feedback to the Commission on two specific areas that I believe will significantly improve productivity, consumer protection, and regulatory clarity—particularly in relation to **modern methods of construction (MMC)** and **offsite modular building**.

Recommendation 1: Update the Queensland Home Warranty Scheme for Offsite Construction

Issue:

The current Queensland Home Warranty Scheme does not adequately protect homeowners during the offsite construction phase when their home is being built in a QBCC-licensed builder's factory. This creates a gap in consumer protection and confidence, particularly as MMC and modular construction become more prevalent.

Recommendation:

- Amend the Home Warranty Scheme to explicitly cover work undertaken in a QBCC-licensed builder's factory.
- Ensure that the relevant QBCC licence category encompasses all work performed in the factory environment, not just on-site works.
- This change will provide homeowners with consistent protection throughout the entire build process, regardless of where the work occurs.

Expected Benefits:

- Increased consumer confidence in modular and offsite construction methods.
- Greater uptake of MMC, which aligns with the Commission's objective to improve productivity and housing supply.
- Reduced disputes and financial risk for homeowners.

Recommendation 2: Enable Approved Inspectors to Conduct Statutory Inspections in Factories

Issue:

Current statutory inspection frameworks are designed for traditional on-site construction and do not accommodate factory-built housing. This creates inefficiencies and delays, as inspections often cannot occur until modules are transported to site, making rectification costly and time-consuming.

Recommendation:

- Introduce a mechanism for qualified and QBCC-approved inspectors to conduct and sign off on statutory inspections (e.g., in-wall plumbing, framing, waterproofing) within a licensed builder's factory.
- Develop clear guidelines and accreditation requirements for these inspectors to ensure compliance with the National Construction Code and Queensland regulations.

Expected Benefits:

- Streamlined approval processes for modular construction.
- Reduced rework and associated costs, improving overall productivity.
- Enhanced quality assurance and regulatory compliance without compromising safety or standards.

Alignment with QPC Reform Directions

These recommendations align with the Commission's preliminary reform directions, particularly:

- **Modern Methods of Construction (Preliminary Recommendation 15):** Removing regulatory barriers to MMC and ensuring regulatory neutrality.
- **Planning and Development Approval Processes (Reform Direction 5):** Streamlining approvals and enabling third-party involvement.
- **QBCC Performance (Reform Direction 8):** Improving regulatory efficiency and responsiveness.

Closing

I believe these reforms will help Queensland leverage the benefits of modular and offsite construction, improve consumer protection, and contribute to the state's housing and infrastructure goals. I would welcome the opportunity to provide further input or case studies to support these recommendations.