

The Hon Elise Archer MP  
Minister for Workplace Safety and Consumer Affairs  
By email: [elise.archer@dpac.tas.gov.au](mailto:elise.archer@dpac.tas.gov.au)

17 October 2022

Dear Minister,

### **Higher energy standards in the 2022 National Construction Code**

We write as representatives of organisations across the consumer, property, social services, and energy sectors.

We welcome the decision taken at the August 2022 Building Ministers Meeting (BMM) to improve energy standards for new homes in the National Construction Code (NCC).

Improving energy performance through the introduction of 7-Star minimum NatHERS ratings and an annual energy use budget will deliver significant benefits. Higher energy standards result in lower household energy bills, reduced emissions, healthier and more comfortable homes, better resilience to extreme weather, and reduced energy infrastructure costs. Lifting minimum standards will improve equity and ensure the benefits of better energy performance will be enjoyed by all people living in new homes.

We view the timely and coordinated implementation of these important changes across jurisdictions as an important next step: it will reduce transition costs to industry and ensure that households do not miss out on the benefits of higher-performing homes. We welcome the announcement in the BMM Communiqué that new energy provisions in the NCC 2022 are available for use from 1 October 2022; will formally commence on 1 May 2023; and will offer a transition period through to 1 October 2023. We believe that this is an appropriate timeframe providing industry with the opportunity to adequately prepare for the approved changes. We are writing to all jurisdictions reiterating our support for a coordinated approach for implementation in line with these dates.

We are also pleased the Statement of Ministerial Expectations, that sets out the ministerial direction on the priorities and focus of the new housing authority *Homes Tasmania*, will ensure housing developments meet a NatHERS 7-Star rating. The leadership to deliver this important measure for the supply of social and affordable homes in Tasmania is welcome.

We are concerned that delaying these important changes to 2025 is too long a wait. Tasmanian households will pay higher energy bills as a result of this delay. We support appropriate measures to enable the timely implementation of energy efficiency improvements including workforce training and condensation management. We would welcome the opportunity to work with your government to address any implementation concerns.

We look forward to working with you throughout the implementation process of the 2022 NCC, and in the broader policy agenda to improve the performance of new and existing homes detailed in the *Trajectory for Low Energy Buildings*.

To ensure that there is a continued effective dialogue with stakeholders on NCC development and implementation, we recommend the formalisation of industry and consumer engagement through a mechanism such as the BMM Industry Forum. We also welcome the opportunity to review the

Trajectory to ensure it continues to serve as a valuable policy tool supporting Australia's updated emissions reduction targets.

Should you require further information or wish to meet with our organisations to discuss the implementation of the 2022 NCC, please contact Rob McLeod at [rob.mcleod@renew.org.au](mailto:rob.mcleod@renew.org.au) or 0402318842.

Thank you for your consideration of this important matter.

Yours sincerely,



**Adrienne Picone**  
CEO  
Tasmanian Council of Social Service



**Amanda McKenzie**  
CEO  
Climate Council of Australia



**Ken Morrison**  
Chief Executive  
Property Council of Australia



**Lynne Gallagher**  
CEO  
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**Davina Rooney**  
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**Shannon Battison FRAIA**  
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