



Australian
Institute of
Architects

NSW

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The Royal Australian Institute of Architects
trading as Australian Institute of Architects

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Building (Approval and Practitioners) Bill 2026

Building (Approvals and Practitioners) Bill 2026 (NSW)

Latham Amendments:

Proposed Amendment 1; References to the RAB/ Residential Apartment Buildings (Compliance and Enforcement Powers) Act 2020 under proceedings for 18E, breach of warranty (and elsewhere); per above, although the RAB is not repealed by the new Bill, it is unclear if this cuts against drafting elsewhere in this Bill.

Proposed Amendment number 2-6; generally, proposes mandatory alternative dispute resolution which seems reasonable.

Note Proposed amendments reference are made to HIA, for representation unsure if this is appropriate or applicable to the building classes under the Bill. Reference also made to the Design Building Practitioners Act 2020, which is repealed under the Bill.

Animal Justice Party:

The RAI support and strongly agree with proposed Amendment Number 1 – which requests consultation with peak professional bodies (including the Australian Institute of Architects and NSW Architects Registration Board) prior to the making of a Regulation. This is of primary importance to architects.

Proposed Amendment number 2, proposes registration of interior designers and interior architects. The RAI would support if proposed under the ARB pathway for registration.

Proposed Amendment number 3, generally agree with regulations prescribing registrations put forth

Opposition amendments: (Generally per Legislative Assembly)

Proposed Amendment Number 1 and Number 2, minor amendment

Proposed amendment number 3 & number 4, suggest insurers/ AIA Insurance provider should review as expansion of Duty / Breach of care may impact industry insurances (note link to Civil Liability Act)



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Proposed Amendment number 4 references the Design Building Practitioners Act 2020, which is repealed under the Bill. This doesn't work.

Proposed Amendment number 5 appears aligned with that put forward by Legislative Assembly

Conclusion

The Building (Approvals and Practitioners) Bill 2026 represents a significant and constructive reform initiative that reflects many concerns and recommendations previously raised by industry.

The Bill establishes a modern, flexible and future-oriented framework capable of improving accountability, coordination and quality across the building sector.

However, the practical success of the reforms will depend heavily on:

- the scope and drafting of future regulations,
- proportional implementation,
- recognition of existing professional competency systems,
- and continued collaboration with industry stakeholders.

The Institute remains committed to constructive engagement with the NSW Government and Building Commission NSW to support implementation of a framework that strengthens public confidence while enabling innovation, productivity and housing delivery.

NSW Chapter are happy to brief further if required.

Sincerely,

Elizabeth Carpenter
NSW Chapter President

Tammy Dickson
Executive Leader - NSW