



Triple Bottom Line (TBL) Assessment Summary

The Triple Bottom Line Assessment is required to be published in accordance with Part 4, section 23 (1)(b) of the Freedom of Information Act 2016

20/422 – Building Quality Improvement Initiatives

Summary of impacts:

The full impacts of introducing a public sector certification service, regulation of engineers and a property developer licensing scheme will be determined in developing final policy position and specific regulatory models for implementation. Known and expected impacts are to:

- ACT Budget
- Investment and small business
- Justice and Crime

While it is possible that further regulation of developers and engineers may result in greater compliance with building and related standards, the proposals themselves do not increase the stringency of, or change, planning and development requirements, environmental, heritage, or building standards.

Level of impact	Positive	Negative	Neutral
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Social		
Level of impact	Impact	Summary
Positive	Access to services	<ul style="list-style-type: none"> • Proposal in relation to a public sector building certification service will provide an additional choice to the community.
Neutral	Housing and Affordable housing	<ul style="list-style-type: none"> • Depending on the effect on investment, and the time and cost of complying with licensing processes (property developers), the proposal may also impact on housing supply.
Neutral	Human rights	<ul style="list-style-type: none"> • The proposal (property developers and engineers) relates to activities in a business context, however, there is the capacity for proposals to impact on human rights, including the right to earn a livelihood, and right to privacy and reputation.
Neutral	Justice and Crime	<ul style="list-style-type: none"> • The proposal may result in increased protections in relation to activities and behaviours that are not already regulated.

Economic

Level of impact	Impact	Summary
Negative	ACT Government Budget	<ul style="list-style-type: none"> There are costs associated with implementing a public sector building certification service, though some costs will be offset through fee revenue. There will be further costs associated with the implementation of regulatory scheme for engineers and a property developer license.
Neutral	Productivity	<ul style="list-style-type: none"> This proposal potentially affects commercial and residential development, including civil construction. Impacts on productivity are not known at this stage.
Neutral	Innovation	<ul style="list-style-type: none"> The overall impact on innovation is expected to be neutral if proposals do not result in the perception that innovation in developments may be more likely to lead to an adverse regulatory outcome.
Neutral	Employment and labour force	<ul style="list-style-type: none"> There is expected to be an impact on the building certification workforce. The Government will need to employ certifiers and there may be a reduction in the number of private sector certifiers. The level of impact will be considered during policy development and regulatory analysis. There is not expected to be large impacts to workforce profile for engineers and property developers. There may be positive impacts on pay rates in relation to skilled labour.
Neutral	Small business impact	<ul style="list-style-type: none"> There is expected to be an impact on business offering building certification services. There will also likely be an impact on engineering and property development business. The impact will be considered through further policy development work.
Positive	Skills	<ul style="list-style-type: none"> The proposal may lead to increased skills in the ACT building and construction sectors, but new licensing and regulatory requirements may also exacerbate existing skills deficiencies in those sectors
Neutral	Investment and Economic Growth	<ul style="list-style-type: none"> Depending on licensing thresholds and qualification requirements, particularly for developers, the proposal may impact on investment and economic growth in the Territory.
Neutral	Competition	<ul style="list-style-type: none"> The proposal for public sector building certification will increase competition. However, depending on licensing thresholds and qualification requirements, particularly for developers, the proposal may impact on competition.
Neutral	Cost of living	<ul style="list-style-type: none"> If housing costs increase as a result of the proposal, there may be cost of living impacts. If the proposal leads to reduces non-compliance requiring rectification by owners, the cost of living for some owners may be decreased.

Neutral	Procurement	<ul style="list-style-type: none"> Requirements for developers to be licensed and engineers to be registered/comply with regulatory framework may affect procurement practices and/or impact on compliance with existing procurement requirements
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Environmental		
Level of impact	Impact	Summary
Neutral	Landscape changes	<ul style="list-style-type: none"> Regulating landowners and practitioners directly will not in itself change planning and development requirements, environmental or building standards.