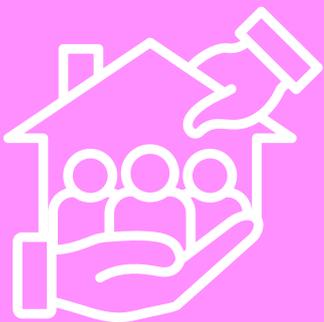


**AMPLIFY
AMPLIFY**

Submission to the Australian Government

Modernising and Streamlining the National Construction Code

February 2026



Executive summary

The promise of affordable, secure housing for all Australians is broken – not intentionally, but by a system that makes it too hard, too slow and too costly to build the homes we need. Reducing the regulatory burden, which adds to the cost and time of development, is one of the most direct levers governments can pull to change that.

Australians are clear: they want more homes built more quickly in the places people most want to live. 9 in 10 Australians support governments in their housing supply agendas.

The community recognises that to increase supply, we need to streamline building regulation and unlock the potential of modern methods of construction (MMC) by modernising that regulation.

96% of participants at our national housing AMPLIFICATION supported reforms to unlock MMC growth when they learnt and debated the pros and cons of change. In a separate nationally representative survey, without the opportunity for learning and debate, majority of respondents were also supportive (70%). 83% of Australians say governments should prioritise ‘reducing regulatory overlap / red tape’, when we asked what should be done to address cost of construction challenges.

AMPLIFY welcomes the Commonwealth’s focus on regulatory streamlining. This is a pragmatic reset. For too many Australian builders, approvals take longer than construction. Australia cannot afford this in the midst of a housing crisis. We also cannot afford a long and drawn-out regulatory review process that takes years to deliver any dividend.



About AMPLIFY

AMPLIFY is an independent community-led organisation working to rebuild the broken promise to Australians. Our vision is for Australia to become a nation where fairness and prosperity continues to grow and no-one gets left behind. We use cutting edge deliberative tools to bring community, experts and decision-makers together to shape policy and drive change.

For more information: amplifyaus.org.

Date of submission: 27 February 2026

*Submission prepared by **AMPLIFY** and **Dr Ehsan Noroozinejad**, Senior Academic Advisor on Housing to AMPLIFY & Global Challenge Lead at Western Sydney University*

AMPLIFY is guided by the following reform principles:

- Principle 1: Safety and consumer protection are the non-negotiable floor of reform - and must evolve to keep pace with it
- Principle 2: Reform must be commensurate with the scale and urgency of the housing crisis
- Principle 3: Regulatory certainty is the real enabler of construction innovation - not ambiguity
- Principle 4: Compliance frameworks should be aligned with where risk actually resides - not with legacy inspection assumptions
- Principle 5: National consistency is a prerequisite - not merely a preference for modern, as well as conventional, construction to realise potential efficiencies
- Principle 6: Proven innovation should have a defined pathway to scale - not remain permanently bespoke
- Principle 7: The reform ecosystem must be actively coordinated - parallel processes must join up, not compete.

With respect to 'Theme 4', AMPLIFY recommends nine linked reforms (a complete list is contained in the Annex):

Stabilise and standardise expectations

1. Deliver certainty of performance expectations for MMC.
2. Clarify and stabilise classification guidance for medium-density and mixed-use development.

Streamline process

3. Establish a process to rapidly transform proven performance solutions to new fast-track pathways (Deemed-to-Satisfy).
4. Establish a nationally consistent product/system assurance pathway for MMC (National Voluntary Certification Scheme for Manufacturers of MMC).

Improve systems and skills

5. Digitise compliance and product assurance.
6. Upskill and accredit certifiers for MMC (capability safeguard).

Strengthen governance and accountability

7. Establish dedicated MMC governance.
8. Urgently harmonise nationally.
9. Coordinate parallel reform processes more closely.

Our discussions with housing and prefab industry peaks find alignment in views on NCC streamlining and MMC.

The opportunity for genuine and lasting reform of building regulations is significant. We call on the Commonwealth Government to act on this community mandate - it is strong, it is evidence-based, and it is ready to be translated into reform.

AMPLIFY - powered by the Australian community - stands ready to help make it happen.

¹ To date, most documented gains are in enforcement (detecting violations), not in improving regulatory design quality. However, Virginia's Office of Regulatory Management – using AI to compare regulatory requirements across jurisdictions and identify outdated or discretionary rules – is an example of AI being used to reduce regulatory burden in practice.

Introduction

AMPLIFY is a non-partisan, not-for-profit organisation, established in 2024. We use the power of community to identify evidence-backed solutions to Australia's biggest challenges. We apply a range of innovative methods to engage with the community, helping Australians to learn and debate the pros and cons of change. We find common ground across ages, geography, politics, and tenures, and advocate for it.

AMPLIFY has focused on housing because it is the community's top priority – and because the bold housing reform Australia requires has too often stalled. We believe the community's voice can help break that deadlock. In our first two years, we have deliberated with hundreds of Australians, surveyed tens of thousands, built consensus with industry, and taken those findings directly to governments and relevant agencies. This submission is one expression of that work.

Our work has consistently surfaced community support for removing the regulatory barriers holding back modern construction. The NCC Modernisation Project – and Theme 4 in particular – has the potential to deliver a step-change that could see MMC adoption grow significantly and quickly. This is why we are making this submission.

This submission is structured as follows:

- Section 1 sets out the community and industry evidence base for MMC regulatory reform, drawing on AMPLIFY's national housing deliberation (AMPLIFICATION), representative national polling, and a consensus-building exercise with Master Builders Australia's Building Regulation Committee.
- Section 2 presents independent economic modelling by Hartigan and Associates on the potential scale of MMC uptake and its benefits for housing supply, productivity and affordability if the right regulatory, procurement, finance and skills settings are in place.
- Section 3 responds directly to the Theme 4 consultation questions, setting out AMPLIFY's position and practical reform recommendations on: incentivising innovative ways of building; supporting diverse housing types; and removing barriers to new building products and methods.
- Section 4 proposes next steps, including AMPLIFY-supported consensus-building with industry and a staged implementation package, with indicative timeframes to translate Theme 4 commitments into measurable outcomes.
- Annex A contains a complete list of AMPLIFY's recommendations to the NCC Modernisation Project.

SECTION 1

MMC regulatory reform: Community support and industry consensus building

Making decisions together is hard. It means listening at scale, engaging meaningfully with conflict, and finding ways to reason together. It means making room for everyone who needs to be heard - and somehow listening deeply, making sense collectively, and holding on to difference without losing focus.

AMPLIFY's deliberative offer is designed for that challenge. We work through complex public policy issues with the people involved and impacted, tailoring our processes to surface informed judgement, shared clarity, and pathways to action. We have done this with experts, industry, and community.

The Australian community supports MMC

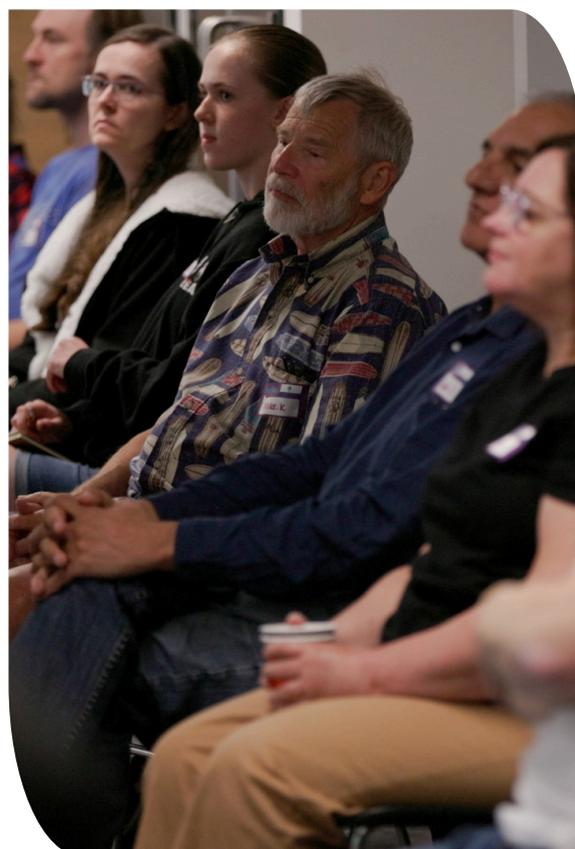
In February 2025, we delivered Australia's first national housing deliberation – the AMPLIFICATION - where 100 representative and randomly selected Australians deliberated on 13 housing reforms. We used a method called 'Deliberative Polling', developed in Stanford University, to understand peoples' views before and after engaging housing experts and debating the trade-offs of change.

The results included a mega-majority – 96% - support for reform to unlock the barriers to modern methods of construction. The consensus position was strong with over 90% support within demographic, political, geographic and housing tenure sub-groups. The more that was learnt about the reform, the more people liked it – 39% of participants became more positive about reform after information and debate. Community values

were also found to align with MMC - 94% strongly agreed that there should be diverse housing options for all.

Persuasive points for Australians:

- MMC offers several practical fixes (e.g. needs less labour, creates less waste).
- MMC is a scalable solution.
- Changes required focus on removing barriers, rather than spending public money.
- MMC homes are customisable (not cookie-cutter and low quality).



Community comments on reform for MMC

"Let's build those homes 30% quicker so people can start to live in them. As long as the building regulations are adhered to, this is a great way to get houses built quicker. Developers can build these as well as Mum and Dad investors. We could also have fab prefab tiny homes for our most vulnerable community members."

– 52-year-old mortgagee in VIC

"[This reform] creates unity across states for private sector to boost housing naturally. If implemented and business built around the new regulations, it could reduce requirement of labour, reduce cost to build, and with shorter build times, it can increase supply."

– 24-year-old renter in NSW

"[MMC] can be mobilised reasonably rapidly, provides an opportunity to establish a national standard code, leads to faster construction and fewer trades on site and may produce cheaper housing."

– 82-year-old homeowner South Australia

AMPLIFY went on to test broader Australian support via a representative national survey, carried out in partnership with YouGov, in June 2025. It found: 70% of Australians support prefabricated housing, whilst only 15% opposed it (15% were unsure).

The survey also found that 91% support government intervention to grow the use of MMC, including for governments to: use their purchasing power to buy modern homes at scale; update regulation and building codes; invest in training for modern construction; and invest in construction innovation. Those polled saw "lower costs for home buyers", "faster to build than traditional homes" and "creates new jobs and opportunities in manufacturing and construction" as the three main benefits of prefabricated housing.

Only 9% of Australians don't think governments should take any action to support modern housing.

AMPLIFY built a campaign to unlock MMC around four reforms based on these results:

- Seed the pipeline of modern construction
- Modernise building and planning regulations
- Mobilise the modern construction workforce
- Update finance rules.



Industry consensus on regulatory reform is possible

AMPLIFY works to build consensus for public policy reform with industry as well as the community. We tested a new consensus-building approach with Master Builders Australia's Building Regulation Committee in July 2025.

We combined deliberative engagement² with a large language model (LLM) to rapidly identify reforms the group agreed with, those they didn't and why. Time was able to be focused on the points of friction, discussing the evidence, hearing different perspectives, and refining the reform proposal to find a version that more could accept.

The Building Regulation Committee found common ground on four reforms they initially contested.

Among them were:

- Building codes and definitions for modern construction should be standardised nationally, with only essential local exceptions; planning rules may vary by jurisdiction where, justified by specific regional needs.
- Certification and compliance pathways for all construction products should be streamlined, with standardised testing, improved product traceability, and increased resourcing for quality assurance to ensure consistency and efficiency.

² Deliberative engagement refers to engagement with a diverse group of people who spend time learning, debating and collaborating through facilitated deliberation to form collective recommendations for policy makers.

SECTION 2

1 in 5 new homes could be prefabricated, with reform

AMPLIFY engaged Hartigan and Associates to explore the potential benefits of reforms aimed at accelerating the growth of MMC in Australia³. The report found:

- Accelerating MMC uptake is one of the most promising ways to lift productivity and deliver more homes, more quickly.
- MMC can deliver homes in up to half the time of traditional methods (4–6 months vs 9–12 months typical completion timeframe), with negligible days lost to bad weather compared to ~50 days for traditional construction.
- MMC enables increased labour productivity through a factory-style assembly line approach, better cost control via well-defined delivery schedules in controlled environments, and improved quality control compared to on-site construction.
- MMC generates up to 80% less construction waste compared to traditional construction, where up to 30% of materials can be unused or discarded.

- Work traditionally done by subcontractors can be completed by factory staff, reducing on-site work and associated management complexities, particularly valuable in regional and remote areas where finding labour is difficult.
- While cost advantages over traditional builds are inconsistent, greater scale is expected to unlock cost efficiencies over time, with the potential for up to 20% to be saved.

The report modelled the potential growth of MMC:

- Up to 192,000 extra homes could be delivered over twenty years if we implement an 'accelerated reform' package, involving regulatory, finance, procurement and skills reform. Additionally, economic output would be increased with growth of the industry to the tune of \$87 billion over 20 years.

³ Hartigan & Associates (2025). Accelerating Australia's Housing Supply. [HAssoc. MMC Final 15102025 0.3c](#)



SECTION 3

AMPLIFY responses to Theme 4 consultation questions

How could the NCC better incentivise innovative ways of building? Does the performance solution pathway adequately promote innovation and new approaches, or are there other approaches to more effectively encourage these outcomes?

The performance solution pathway is necessary, but in practice, it often functions as a risk-transfer mechanism, not an innovation enabler. When approvals are unpredictable, and the evidence required keeps changing, it becomes harder to use MMC, especially for smaller builders and community housing providers who can't afford delays, redesigns, or extra costs.

A better model is “performance certainty”: protect the innovators’ investment while materially reducing transaction costs and preserving flexibility. This approach directly addresses the primary market failure: innovation exists, but the cost of proving equivalence repeatedly, project by project, prevents diffusion.

Practical steps (policy and implementation ready)

A. Create a national repository of pre-validated MMC-relevant performance solutions

- Establish a curated, ABCB-governed library of pre-validated solutions by typology (e.g., volumetric modular apartments, panelised systems, hybrid MMC) and by critical interface (fire, acoustic, moisture, structural inter-module connections, transport/lifting).
- Each entry should include:
 - scope boundaries (“conditions of use”)⁴,
 - minimum evidence set,
 - standard modelling/testing approach,
 - acceptance criteria, and
 - a simple compliance summary for certifiers and regulators.

B. Introduce “safe-harbour” evidence templates, acceptance criteria and associated training

- Standardise evidence packages for common compliance pathways (e.g., DTS-equivalence arguments, verification methods, material/system testing regimes).
- Provide nationally consistent templates that reduce discretionary interpretation and enable faster review, particularly for modular typologies.
- Upskill and accredit certifiers for MMC (capability safeguard): Establish a national MMC capability uplift program for building surveyors/certifiers and performance-assessment practitioners to ensure consistent, high-quality decision-making. This should include MMC-specific micro-credentials and CPD on: system-based assurance (factory QA/QC, traceability, tolerances, transport and lifting, inter-module interfaces); evidence evaluation (testing, verification methods, and performance-solution documentation); and risk-based inspection regimes. Shared guidance/checklists aligned to the NCC’s MMC pathways should be included.

C. Implement a conversion mechanism from “proven performance solutions” to DTS

- Where a performance solution is repeatedly used and validated, the NCC should provide a formal pathway to convert it into DTS content through a predictable maintenance cycle (e.g., annual or biennial DTS “incorporation rounds”).
- This prevents “innovation lock-in,” where only large firms can afford bespoke pathways, while smaller builders remain excluded.
- To avoid undermining incentives to innovate, any “proven performance → DTS” pathway should include a fair value-capture mechanism for the originator (to reduce free-rider risk). This could include a time-limited exclusivity window, a licensing/fee model for reuse of the validated package, or co-funded validation (government/industry) for high-priority solutions, so early movers are not carrying the full cost of evidence generation. This balances diffusion with ongoing private investment in innovation.

D. MMC repeatable compliance approvals (“approve once, reuse safely”) and type-based compliance

For MMC, the NCC should enable compliance that recognises manufacturing logic:

- Approve the system once (within limits), then reuse it safely across projects while still requiring site-specific installation checks.
- Certification approaches that separate:
 1. product/system conformity (manufacture, QA, traceability), from
 2. site integration checks (foundation, services, transport, installation).

This reduces duplication and aligns compliance with where risk actually resides.

International comparators (what Australia can borrow)

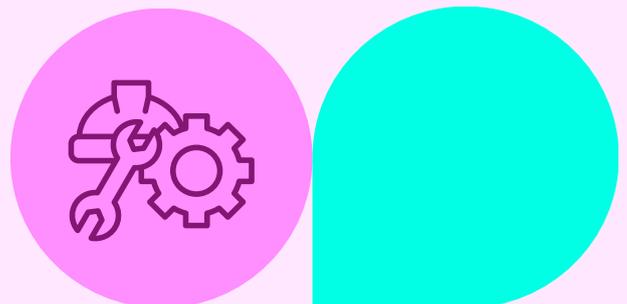
Functional requirements + guidance documents:

The UK system separates core building regulations from “Approved Documents” guidance that can be updated without constantly re-litigating the legal baseline, supporting clarity and interpretive consistency.

Evaluation and codification discipline:

Jurisdictions that scale innovation typically provide clearer “routes to acceptance” (standardised evidence, published guidance, predictable decision pathways) rather than leaving novel systems in bespoke negotiation cycles. For example:

- **US** (ICC-ES): structured “acceptance criteria” and evaluation reports (ESRs) that give building officials a predictable basis to accept new products/systems.
- **Canada** (NRC-CCMC): federal code-compliance assessments and evaluation reports that specify conditions of use/validity for innovative products.
- **UK** (BOPAS): assurance scheme aimed at improving confidence (including lenders) in MMC systems, reducing perceived risk and easing adoption.



How could the NCC better support diverse types of housing (e.g., medium density, commercial retrofits)?

Housing diversity is constrained less by the idea of alternative typologies, and more by uncertainty in classification/application, retrofit disproportion 6, and avoidable rework created by inconsistent interpretation. Because NCC requirements depend on how a building will be used (its classification) and local conditions (like climate/hazards), manufacturers can't always confirm one 'universal' compliance claim at the factory stage.

A better approach is to define a clear 'conditions of use' envelope, which specifies what building types and conditions the prefab system is approved for, so designers and certifiers can quickly confirm it fits the specific project.

Practical steps (policy and implementation ready)

A. Clarify and stabilise classification guidance for medium-density and mixed-use

- Develop more explicit NCC guidance (non-DTS explanatory or formal guidance) for common medium-density typologies, whose components and systems lend themselves to MMC (e.g., stackable volumetric apartment modules, two-storey townhouse modules, panelised wall/floor cassettes, and bathroom/kitchen pods), and mixed-use configurations, including:
- consistent interpretation triggers for classification changes,
- boundary conditions for mixed-use conversions, and
- practical compliance strategies that reduce disputes.

This matters because classification uncertainty can stall projects before design is finalised, creating cost escalation that ultimately hits renters and buyers.

B. Introduce “retrofit equivalence pathways” (safety preserved; disproportion reduced⁷)

- Create retrofit-sensitive compliance options that:
- preserve safety and core performance outcomes, but
- avoid forcing full new-build compliance where the marginal benefit is low relative to cost, delay and feasibility.

This is particularly relevant for:

- adaptive reuse of commercial buildings for residential purposes,
- incremental upgrades that unlock occupancy,
- staged retrofit programs for social/community housing.

C. Address “small home” and “infill” delivery barriers

Within Theme 4's scope, the NCC should explicitly support:

- granny flats and small secondary dwellings,
- standardised “small home” compliance pathways, and
- clearer guidance that reduces complexity for households and small builders (who are disproportionately impacted by ambiguous interpretation).

D. Enable vertical and rooftop infill as a diversity pathway (where planning allows)

While planning is out of scope, the Project Scope recognises that NCC interactions with other requirements can be considered.

In practice, airspace/rooftop housing is frequently stalled by compliance uncertainty around interfaces and classification disputes. Australia should treat rooftop/vertical extensions as a “repeatable typology” candidate for clearer NCC guidance where safety outcomes can be demonstrated.

6 Retrofit disproportion is when upgrading an existing building triggers compliance requirements that are much bigger than the scope of the work, so the cost and delay are out of proportion to the safety/quality benefit.

7 This is referring to reducing disproportionate upgrade requirements in retrofits (where a small change triggers near full new-build compliance).

Are there barriers to introducing new building products and methods? What are they and how could the NCC be improved to support their uptake by the construction industry?

The most persistent barriers to innovative building products and methods are fragmented assurance regimes, variable evidence expectations, costly equivalence processes, limited mutual recognition, and poor digital interoperability. For MMC, in particular, these barriers raise cost, extend timelines, and suppress competition, reducing the likelihood that benefits reach households.

Key barriers experienced by industry

1. Inconsistent evidence expectations across jurisdictions and limited certifier capability to judge novel approaches.

Even where the NCC is nominally national, inconsistent application can result in “redoing” evidence, raising costs and delaying approvals.

2. High cost of proving equivalence for novel systems (especially MMC).

MMC relies on repeatability and manufacturing scale. Bespoke equivalence pathways undermine its core economic logic. But there is no current way of sharing the cost and risk of innovating performance solutions.

3. Limited mutual recognition of credible international certifications and standards.

Where overseas evidence is risk-equivalent, the NCC system should be clearer about when and how it can be accepted, subject to Australian conditions.

4. Poor compliance data flows (analogue evidence, fragmented documentation)

Evidence is often produced in PDFs and bespoke reports that do not integrate cleanly into approvals, QA, or consumer transparency. This weakens traceability and accountability.

Practical steps (policy and implementation ready)

A. Establish a nationally consistent product/system assurance pathway for MMC, linked to the National Voluntary Certification Scheme for Manufacturers of MMC

- Define clear acceptance criteria for MMC systems and key interfaces.
- Recognise credible third-party certifications where risk-equivalent, with Australian-condition overlays (e.g., climate, bushfire, cyclone regions), rather than re-proving fundamentals each time.
- This recommendation aligns with the proposed National Voluntary Certification Scheme for Manufacturers of MMC and is intended to ensure that accredited manufacturer certificates can be used as recognised evidence, alongside MMC-ready DTS pathways, to speed approvals without weakening safety or consumer protection.

B. Reduce “paywall friction” and improve access to referenced standards

Where possible, ensure practical access pathways (especially for SMEs and regional builders) so compliance does not depend on costly subscriptions that deter participation and innovation (theme 3).

C. Digitise product compliance evidence and move toward “machine-readable compliance” (proportionate, capability-backed)

Theme 3 supports AI tools and improved digital delivery of the NCC. Theme 4 should connect innovation uptake to digital compliance in a proportionate way, prioritising high-impact MMC use cases and avoiding unnecessary complexity or cost. Digital evidence should function as decision-support and traceability, not as a substitute for professional judgement, inspection, and quality assurance.

Practical steps include:

- standardised digital evidence packs for MMC systems (linked to clear “conditions of use”),
- structured data formats for key product attributes and compliance claims, and
- traceable records from design → manufacture → installation → assurance.

Concepts such as a Digital Product Passport are useful only insofar as they improve provenance and auditability across the delivery chain, and must be paired with capability uplift and verification, because over-reliance on labels/marks without robust assessment and QA increases the risk of non-conforming work and building failures.

D. Adopt an “annex discipline” for state and local parameters to support national MMC scale

Although jurisdictional adoption is addressed elsewhere, MMC is uniquely harmed by variation in regulations across jurisdictions because success grows through repetition and scale, where national scale offers the most significant benefits for consumers. Australia can borrow a proven concept from Eurocodes: a common baseline with bounded national choices consolidated transparently via National Annexes and Nationally Determined Parameters.

For the NCC, this would mean adopting a single national baseline and quarantining strictly necessary state and local parameters (e.g. climate and hazard settings) in a standardised annex, rather than embedding variations throughout a pathway. This would make jurisdictional differences transparent, and the NCC less fragmented. It could also raise the bar for variation and ultimately drive national consistency.



SECTION 4

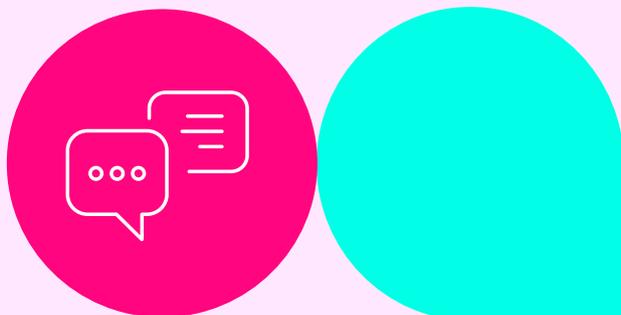
Next steps and implementation proposal

The Treasury, Expert Panel and others involved in concluding this streamlining project will face the typical challenges associated with finding enduring common ground for change amongst multiple different interests.

AMPLIFY welcomes the chance to discuss how we could help the streamlining project to rapidly identify points of tension in submission responses and amongst stakeholders, constructively share perspectives, surface alternatives and move toward consensus.

Regarding our recommendations above, we suggest staged implementation of change that can be translated into deliverables and measurable benefits (consistent with the Project Scope's intent to quantify time/cost impacts).

Next steps should take place in collaboration with the ABCB as it develops the National Certification Scheme for MMC. Keeping industry and the community close throughout the reform process will also be important for ensuring acceptance and buy-in to change.



Stage 1 (0-12 months): certainty and templates

- Establish the governance model and criteria for a national pre-validated performance solution repository.
- Identify top MMC typologies/interfaces to prioritise for pre-validation (based on housing impact and approval friction; high need for low-risk class 1 construction). Learn from existing experience, for example QBuild and Homes NSW.
- Publish MMC evidence templates (“safe-harbour” documentation) for common performance pathways.

Stage 2 (12-24 months): pre-validation and repeatable approvals

- Launch the repository with an initial set of validated MMC solutions and interface standards.
- Pilot repeatable compliance pathways with participating jurisdictions and certifiers (transparent reporting on time/cost impacts).
- Start a formal ‘proven performance → DTS’ codification and NCC update pathway (i.e., a scheduled process to convert validated performance solutions into DTS content).

Stage 3 (24+ months): digitisation and diffusion

- Implement structured digital evidence packs and interoperability standards for MMC compliance information.
- Expand mutual recognition and annex discipline for state and local parameters to support national MMC manufacturing scale.

Closing

AMPLIFY supports the Commonwealth's direction to streamline the NCC, improve usability, reduce unnecessary cost and delay, and create governance that supports productivity and innovation, without diminishing safety and quality.

'Theme 4' offers significant scope for direct community impact: by enabling MMC and diverse housing pathways to scale with confidence, consistency and consumer trust.

We would welcome the opportunity to brief Treasury, the expert panel and Building Ministers on these recommendations and to discuss how our consensus-building methods can be helpfully applied.



Annex: full recommendations

Stabilise and standardise expectations

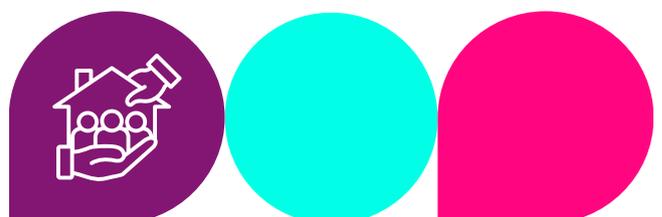
Recommendation 1 **Deliver certainty of performance expectations for MMC:** create a national repository of pre-validated performance solutions for common modular typologies and key interfaces (structural, fire, acoustic, moisture, transport/lifting, inter-module connections), with safe-harbour evidence templates and clearly bounded acceptance criteria, to reduce cost and risk for certifiers, builders and consumers.

Recommendation 2 **Clarify and stabilise classification guidance for medium-density and mixed-use:** provide more precise classification and retrofit equivalence pathways to enable housing diversity (retrofits, mixed-use conversion, and medium density), and to avoid reclassification disputes and disproportionate upgrade requirements.

Streamline process

Recommendation 3 **Establish a process to rapidly transform proven performance solutions to new fast-track pathways:** implement a transparent mechanism to convert widely used, validated solutions into NCC Deemed-To-Satisfy (DTS) content on a predictable maintenance cycle, so innovation can diffuse rather than remain bespoke or monopolised and so there is consistency in acceptance across jurisdictions.

Recommendation 4 **Establish a nationally consistent product/system assurance pathway for MMC (National Voluntary Certification Scheme for Manufacturers of MMC).** Recognise credible third-party certifications where risk-equivalent, with Australian-condition overlays (e.g., climate, bushfire, cyclone regions), rather than re-proving fundamentals each time, ensuring that accredited manufacturer certificates can be used as recognised evidence, alongside MMC-ready DTS pathways, to speed approvals without weakening safety or consumer protection.



Improve systems and skills

Recommendation 5 **Digitise compliance and product assurance:** Reduce “paywall friction” and improve access to referenced standards; move toward machine-readable evidence packages, interoperable product/compliance data and a more straightforward mutual recognition approach for credible international certifications, reducing friction while improving traceability and accountability.

Recommendation 6 **Upskill and accredit certifiers for MMC (capability safeguard):** Establish a national MMC capability uplift program for building surveyors/certifiers and performance-assessment practitioners to ensure consistent, high-quality decision-making. This should include MMC-specific micro-credentials and CPD on: system-based assurance (factory QA/QC, traceability, tolerances, transport and lifting, inter-module interfaces); evidence evaluation (testing, verification methods, and performance-solution documentation); and risk-based inspection regimes. Shared guidance/checklists aligned to the NCC’s MMC pathways should be included.

Strengthen governance and accountability

Recommendation 7 **Establish dedicated MMC governance:** establish a separate fast-track stream/taskforce to progress and coordinate the integration of MCC into the NCC. It is critical that MMC-related changes do not slow down wider NCC reform, nor get lost in that work.

Recommendation 8 **Urgently harmonise nationally:** act with States with urgency to level-up implementation of NCC 2022 and deliver on Building Ministers’ commitment to national harmonisation, while replacing the practice of embedding variations throughout compliance pathways with bounded national choices consolidated transparently in ‘National Annexes’ and ‘Nationally Determined Parameters’. If States/Territories do not deliver on agreed timelines, there should be consequences.

Recommendation 9 **Coordinate parallel reform processes more closely:** ABCB is developing nationally consistent definitions for MMC and a National Voluntary Certification Scheme for MMC, which will affect the scope, exclusions and direction of this NCC streamlining work. Efforts towards regulatory neutrality, under the Commonwealth-State NCP agreement, are also ongoing, as well as several state-based ‘MMC regulatory reform’ processes (eg NSW, VIC, QLD). Join-up is critical to avoid duplication, delay and frustration.

Learn more
www.amplifyaus.org

