

## COVID-19 Question Register

The following questions in this document have been asked during the Webinar.

The questions and their answers can be located by referring to the \*timestamps below.

\*Timestamp refers to the actual time this question was asked and answered during the webinar.

### Episode 28

Timestamp	Question
0:03:21	Can you give a helicopter view of the design & building practitioner act and what you have experienced from the government perspective since its implementation?
0:05:32	You talked about the design package, is that what you call the declared design. Is that the package that comes together?
0:06:23	These are for new construction builds. Its about making sure there is a collective responsibility up front, to ensure there is a coordinated design handed to the ultimate party who is responsible, but the beneficiary is the OC as all the documents will be stored in one place by the Government. Is there an expectation in time that owners will be able to access these records?
0:07:41	In terms of the competency of the specialists, does the act also capture the registration of those specialists?
0:09:10	Is it too early to say it's a success or is it now that we've got that structure it's a matter of delivering under it?
0:11:21	Can you talk about the practical applications particularly around remedial work & about the education you are doing with ACRA for the mutual benefits of our clients & how SM can fit into that?
0:13:48	What and who is ACRA?
0:15:06	Have you had experience on a few jobs where you have gone through this and what do the SM need to understand about time and cost etc?
0:17:47	How do I find if a builder or designer are registered?
0:18:20	Who's responsible is it to determine the registration status?
0:19:24	Could you please explain the need for SM & OC to navigate the legal side & the implications of this new act?
0:25:30	If you are advising an OC & there is a declared design in place, what do we expect to see practically in terms of how a claim is lodged? Is it likely to be a multi-party claim & do you expect that to increase the cost of litigation or to provide at the back end a stop gap so the parties work it out themselves?
0:28:36	Does this tie into the that proactive notification of Fair Trading?
0:30:30	Does this act open the time frames for potential claims in addition to the home building act in terms of the 6-year warranty we currently operate under?
0:32:03	Could the decennial liability insurance be a solution for a whole bunch of warranty issues?
0:34:14	Will we see that apply to existing buildings with remedial projects?
0:35:03	Is there a dollar value when it triggers that the repair of those main elements of the complex would fall under the legislation
0:38:10	When you said builders, were you saying waterproofing applicators or remedial contractors?
0:41:04	How do we minimise our risks as Managers when advising owners of their course of action against the builders/developers?
0:42:09	That process is cost free to the owners. Is that correct?
0:42:32	Are there any other things you can think of on how we can mitigate our risks?
0:44:56	Can OCs run concurrent claims?

0:46:20	What is your perspective in terms of simplifying and demystifying so we can understand the application?
0:48:23	Are you saying that if we waterproof two balconies, we must get a registered design?
0:48:56	Do you also want to talk about the waterproofing module?
0:50:58	What do I do if a builder is ignoring my emails in regards of owners requesting the builder to attend onsite to confirm if the pending items are not a part of the builder's warranty or not? i.e., cracks along the doorway, electricity flickering, a/c intermittent, painting unfinished in parts of the wall etc)?
0:53:00	As a SM do you believe we need to have a copy of these records on the SOC files, so they are available under a section 183 inspection?
0:56:07	If an OC is replacing balustrading to a building, heritage listed or not, do we need to engage a design practitioner?
0:56:28	Does this Act apply to any sort of cladding or only combustible cladding?
0:58:14	Will owners be liable when they instruct Strata Managers to ignore the D&BPA requirements and tender works?

Link to the DBP register and other public registers

<https://www.onegov.nsw.gov.au/publicregister/#/publicregister/categories>

Link to the Waterproofing Design Principals

<https://store.training.tafensw.edu.au/product/waterproofing-design-principles/>