

From: s 47E(d)
Sent: 5/09/2025 5:24:06 PM
To: s 47E(d) @TREASURY.GOV.AU>; s 47E(d) @TREASURY.GOV.AU>
Cc: s 47E(d) @treasury.gov.au>
Subject: HSCD - NFA - VIP - Australian Building Codes Board Chair - Finalising National Construction Code (NCC) 2025
Attachments: Correspondence ABCB Chair to BMM Chair RE NCC 2025 finalisation.pdf, Attachment ABCB views on key NCC 2025 changes.pdf

OFFICIAL

Hi Min Pro

Please log with HSCD for information – no response required. I am confirming with relevant adviser regarding the letter's request to forward it to Building Ministers – will provide further information once I have it.

Kind regards

s 22 — **Departmental Liaison Officer**
Office of the Hon Clare O'Neil MP
Minister for Housing | Minister for Homelessness | Minister for Cities
p s 22
s 47E(d) @treasury.gov.au

[treasury.gov.au](https://www.treasury.gov.au)
Langton Crescent, Parkes ACT 2600
[Twitter](#) | [LinkedIn](#) | [Facebook](#)

The Treasury acknowledges the traditional owners of country throughout Australia, and their continuing connection to land, water and community. We pay our respects to them and their cultures and to elders both past and present.

OFFICIAL

From: s 22 (C. O'Neil, MP)
Sent: Friday, 5 September 2025 12:12 PM
To: s 47E(d)
Cc: s 47E(d)
Subject: FW: Correspondence from Australian Building Codes Board Chair - Finalising National Construction Code (NCC) 2025 [SEC=OFFICIAL]

For min noting – s 22 CC'd

From: Blake, Judith <Judith.Blake@TREASURY.GOV.AU>

Sent: Friday, 5 September 2025 10:09 AM

To: O'Neil, Clare (MP) <Clare.Oneil.mp@aph.gov.au>

Cc: s 47E(d) <[REDACTED]@TREASURY.GOV.AU>; Glenys Beauchamp
s 47F <[REDACTED]@TREASURY.GOV.AU>; s 22 <[REDACTED]@TREASURY.GOV.AU>

Subject: Correspondence from Australian Building Codes Board Chair - Finalising National Construction Code (NCC) 2025 [SEC=OFFICIAL]

OFFICIAL

Dear Minister

Please see attached correspondence from Glenys Beauchamp, Chair of the Australian Building Codes Board, to you in your capacity as the Chair of the Building Ministers' Meeting – this relates to finalising the next edition of the National Construction Code (NCC 2025) and future reform directions.

Kind regards

Judith Blake



Judith Blake

Acting Chief Executive Officer
Australian Building Codes Board
Treasury Housing Group
Judith.blake@treasury.gov.au | s 22

abcb.gov.au | treasury.gov.au



The Treasury acknowledges the traditional owners of country throughout Australia, and their continuing connection to land, present.

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OFFICIAL

4 September 2025



The Hon Clare O'Neil MP
Minister for Housing, Minister for Homelessness, Minister for Cities
Chair, Building Ministers' Meeting
PO Box 6022
House of Representatives
Parliament House
Canberra ACT 2600
By email: clare.oneil.mp@aph.gov.au

Dear Minister

I write on behalf of the Australian Building Codes Board (ABCBC – the Board) to provide an ABCBC view on National Construction Code (NCC) 2025. This is to support your announcement, following the Economic Reform roundtable, on finalising NCC 2025. This letter also intends to support Building Ministers' Meeting (BMM) deliberation, to which end I request you forward it to Building Ministers.

I note your announcement signalled a pause of further residential changes to the NCC, following NCC 2025, until the end of the National Housing Accord period (mid-2029). The Board also welcomes the opportunity to contribute to streamlining and simplifying the NCC.

Possible reform directions

The Board discussed potential strategies to support increases in housing supply and productivity at its last meeting on 31 July 2025. There was broad support to simplify the NCC and potentially use artificial intelligence and digital technologies to improve code usability. There was support for user guides and more assistance to help building practitioners, particularly those in small and medium enterprises.

The ABCBC has also commenced work to support prefab and modular construction through development of a voluntary national certification scheme.

One strategy, which the Board has discussed on numerous occasions, is for free access to referenced standards developed by Standards Australia. This would significantly contribute to better access to standards and reduced costs for builders and regulators.

Finalising NCC 2025

I am pleased to provide the following advice on the Board's behalf, to you as Chair of the BMM, to assist with resolving BMM direction relevant to finalising NCC 2025:

- Overall, the Board has asked me to convey that the draft NCC 2025 is ready as a package for consideration by the BMM at their next meeting.
- There is majority support from Board members for the key initiatives in NCC 2025, noting that for some proposed changes consensus was not achieved.

- Should BMM agree NCC 2025 be published, the Board recommends that it be referred to as NCC 2026 and adopted on 1 May 2026 (for consistency with previous editions). A proposed timeline is attached to this letter and the ABCB Office is well placed to ready and publish the NCC on behalf of all jurisdictions.

Content of NCC 2025

The draft NCC 2025 has undergone significant consultation and technical due diligence over the past 3 years in preparing the edition for BMM consideration. This included public consultation in mid-2024, with release of the Public Comment Draft, supported by more than 15 events nationwide and webinars, and over 3,500 comments received. There were amendments as a result, and some of the key proposed changes were subject to a targeted roundtable of industry representatives in late 2024.

Key changes in NCC 2025 have been informed by previous directions of the BMM and project work aligned with objectives of the ABCB Intergovernmental Agreement:

Net zero buildings	Safe & quality buildings	Amenity	Improved practices
Commercial energy efficiency	Condensation	Sanitary facilities (increased toilet facility for females, sanitary product provision, voluntary provision of all gender facilities)	Alternative referenced documents
Embodied carbon (voluntary)	Water management		Assessment for structural and fire safety performance solutions
Housing energy efficiency (thermal breaks and future electrification expansion)	Carpark fire safety		Use of accredited laboratory
EV charging provision (commercial buildings)			Plumbing verification methods
EV charging readiness (housing)			

Board members have also provided their views on the draft key changes, with a table attached to this letter summarising those views. In this context it should be noted 10 of the 14 members are from government jurisdictions (including local government), 3 are from industry and I am an independent chair. Jurisdictional members placed significant caveats on their comments as not necessarily reflecting the views of their governments.

I sought views of members to support the BMM's upcoming deliberations on agreeing the content of NCC 2025, in the context of priorities to reduce costs and regulatory burden to assist with housing delivery and construction productivity. For example, while there is majority support:

- On residential electric vehicle (EV) fast charging readiness, some members noted that most users currently accept slow charging, which will likely reduce costs.

- On commercial EV charging requirements, some members noted the negative cost-benefit, possible 'lock in' of technology that may become redundant, and that benefits from relevant NCC 2022 changes are yet to be realised and assessed. Extending 'in-built' EV chargers may discourage commercial providers to install systems in future, leading to less EV charging overall in the longer term.
- On voluntary embodied carbon provisions, some members noted the potential for confusion (hereunto NCC provisions have been mandatory) and that the change had not been consulted on via the Public Comment Draft. These members suggest the provisions be published separately, e.g. as ABCB guidance.
- On carpark fire safety stringency increases, some members noted the additional upfront construction costs, e.g. sprinkler protection installed in spaces where they are not currently required – such as in carparks below low-rise apartment buildings. However, these changes respond to the fire behaviour of modern vehicles and are aligned with a safety priority.

The table provides information on estimated upfront costs for houses (Class 1) and apartment buildings (Class 2).

Given caveats from jurisdictional members and some of the views expressed above, some jurisdictions may pursue variations to NCC 2025 (which I acknowledge they have every right to do). I further note that jurisdictions retain responsibility for any transition arrangements that might apply from the agreed adoption date.

Future NCC editions

I acknowledge that following NCC 2025, the next round of NCC changes is anticipated to occur mid-2029. I take this opportunity to advise that should the BMM wish to 'sign off' NCC 2029 in time for adoption on 1 May 2029 (a date consistent with most editions), a decision will be necessary in November 2028 (with much work occurring in the prior 18 months, involving consultation and assessment of draft provisions). This period ahead is an opportunity for governments to collaborate on their shared expectations of what the NCC should achieve and the parameters to guide future editions of the code. Harmonising provisions nationally would reduce complexity, regulatory burden for industry and, ultimately, costs. Our shared aspiration is for an NCC that is sufficiently flexible to be fit-for-purpose, aligned with policy priorities and is clear and implementable without compromising safety and quality.

The Board looks forward to supporting BMM priorities and consideration to finalise NCC 2025, as well as beyond the next edition and the reform work to be done.

Yours sincerely

s 47F



Glenys Beauchamp
ABCB Chair

Draft timetable for next edition of NCC

Date	NCC 2025(6) finalisation timeline	
	National provisions	State/territory appendices
29 Aug 2025	BCC/PCC feedback due	
<i>Mid Sep</i>	<i>Feedback incorporated</i>	
TBC	BMM confirm direction for NCC 2026	
Post BMM	<i>Produce pre-publication draft</i>	<i>Confirm appendices due date with s/t</i>
14 Nov 2025 (TBC)		S/t appendices due date (TBC)
<i>(4 weeks)</i>	<i>QA pre-publication draft</i>	<i>Author s/t appendices into NCC, provide to each for review</i>
19 Jan 2026	<i>Produce preview draft</i>	
27 Jan 2026	<i>Prepare website for preview draft</i>	
1 Feb 2026	Preview available on ABCB website	
<i>(3 months)</i>	<i>Prepare NCC online Prepare support materials</i>	
1 May 2026	NCC 2026 adopted	

Subject & source	Provision(s)	Key change(s)	Impacts snapshot	Implications and stakeholder opinion	Board consideration
<p>Commercial energy efficiency</p> <p>Trajectory for Low Energy Buildings; ABCB project work 'Net zero buildings and energy efficiency'.</p> <p>Minister Bowen wrote to BMM Chair in 2023 to reaffirm importance of changes.</p>	Volume One Section J	Multiple stringency increases, including efficiency improvements and mandatory on-site solar photovoltaic systems. Includes apartment building common areas.	<p>\$9.4 billion net benefit and 19.6 MtCO₂-e GHG reduction over life of buildings.</p> <p>Upfront cost for solar photovoltaic systems varies with building type. E.g. up to \$250 per unit for a high-rise apartment building with gym and other common spaces.</p>	<p>Reduced ongoing energy costs for households living in apartments.</p> <p>Some additional upfront construction costs and complexity in requirements vis-a-vis status quo.</p> <p><u>Stakeholder-related:</u></p> <p>Support from clean energy/net zero industry groups, noting strong positive net benefit.</p> <p>Some housing and construction industry groups do not agree with policy basis and view as increased regulation.</p>	<p>Majority support for proceeding.</p> <p><u>Input included:</u></p> <p>Minority view for delay on basis that mandatory on-site photovoltaic systems assume no better emerging technology.</p> <p>Minority view for delay for apartment common areas on basis that changes should correlate with commercial buildings, some impact expected on apartment affordability.</p>
<p>Embodied carbon</p> <p>Previous BMM direction.</p>	Volume One Section K	New voluntary pathway for demonstrating reduced upfront embodied carbon emission.	Not subject to impact analysis.	<p>Supports commitment to achieving net zero buildings.</p> <p><u>Stakeholder-related:</u></p> <p>Concern from some in industry about possible confusion with voluntary provision in NCC, because they regard NCC strictly as 'minimum necessary standard'.</p>	<p>Some support for proceeding.</p> <p>Some support for not including for this edition on basis the NCC is a required minimum standard (not a voluntary guideline) and provisions were not subject to public consultation.</p> <p><u>Input included:</u></p> <p>Alternative suggested: ABCB to issue guidance instead, with possible future inclusion in NCC (subject to policy direction of governments).</p>
<p>Housing energy efficiency</p> <p>Trajectory for Low Energy Buildings; ABCB project work 'Net zero buildings and energy efficiency'.</p>	Housing Provisions Section 13	<p>Clarifications and minor stringency increase for detached and side-by-side housing, including:</p> <ul style="list-style-type: none"> Thermal break requirements for metal framing. Facilitation of future expansion of electrical services, necessitating larger switchboards. 	<p><u>Thermal breaks:</u> clarify existing intention; therefore, impact analysis not undertaken.</p> <p><u>Electrification:</u> achieves net benefit when future electrification occurs.</p> <p>Upfront cost: additional \$60 per dwelling for larger switchboard.</p>	<p>Contributes to building sustainability and improved energy efficiency, with strong links to condensation mitigation. Reduced ongoing household energy costs for metal framed dwellings.</p> <p><u>Stakeholder-related:</u></p> <p>Steel frame manufacturers (including BlueScope), National Association of Steel-</p>	<p>Majority support for proceeding.</p> <p><u>Input included:</u></p> <p>Addresses practitioners feedback post implementation of NCC 2022 residential energy efficiency.</p> <p><u>Thermal breaks</u> - fundamental to reducing heat flow from outside of buildings to inside. If not pursued,</p>

Subject & source	Provision(s)	Key change(s)	Impacts snapshot	Implications and stakeholder opinion	Board consideration
				<p>framed Housing and Housing Industry of Australia oppose thermal break requirements.</p>	<p>risks remain e.g. condensation health impacts, reduced amenity.</p> <p>Existing requirements not fit-for-purpose; improvement needed to capture productivity benefits of relevant NCC 2022 provisions.</p> <p>Metal framed structures should not be subject to different standard.</p> <p>Minority view thermal break provisions be deferred for further work with industry groups.</p> <p><u>Electrification facilitation</u> - opportunity to lock-in energy productivity; cash-flow benefits for EV owners over time; support for vehicle-to-grid technology reducing peak demand.</p>
<p>Electric vehicle (EV) charging infrastructure</p> <p>ABCB project work guided by National EV Strategy (Commonwealth)</p>	<p>Volume One J9D4</p> <p>Housing Provisions 13.7.11</p>	<p><u>Commercial</u>: additional EV charging provision and facilitation (e.g. office buildings). Note: roughing in provisions in NCC 2022.</p> <p><u>Residential</u>: new requirements for EV charging readiness for detached and side-by-side housing.</p>	<p><u>Commercial</u>: \$1.7 billion net cost for additional EV charging provision.</p> <p><u>Housing</u>: additional upfront cost for EV readiness (\$365 upfront per dwelling, compared with \$615 for post-construction EV readiness).</p>	<p>Support increased EV uptake through improved access to charging infrastructure.</p> <p>Removal and/or reduction in cost of installing charging infrastructure post construction (e.g. EV users who rent dwellings will have access to nearby power cabling to support EV charging).</p> <p><u>Stakeholder-related</u>:</p> <p>EV-related groups positive as changes support their industry.</p> <p>Fire services indicate parking and charging EVs in buildings presents increased fire risk.</p> <p>Some housing and construction industry groups do not agree with policy basis and view as increased regulation.</p>	<p>Some support for proceeding now.</p> <p>Some support for consideration for future NCC edition, noting negative cost-benefits.</p> <p><u>Input included</u>:</p> <p><u>Commercial</u>: unclear if demand for charging will increase, given EV owner preference for home charging.</p> <p>New technologies are emerging; should avoid lock-in of models that may not suit future building owners.</p> <p>Individual building owners can already provide chargers beyond NCC requirements.</p> <p><u>Residential</u>: detached housing has options for slower charging systems.</p>

Subject & source	Provision(s)	Key change(s)	Impacts snapshot	Implications and stakeholder opinion	Board consideration
<p>Condensation mitigation</p> <p>ABCB project work, contributing to IGA objective – safer buildings and protecting occupant health through mould reduction.</p>	<p>Volume One Part F8.</p> <p>Housing Provisions Part 10.8</p>	<p>Additional roof and wall ventilation requirements and additional scenarios for which wall cavities are required.</p>	<p>Additional upfront construction costs. Costs vary due diversity of construction types and climate. At worst, \$2,816 additional upfront cost for a detached dwelling and \$1,098 additional upfront cost per apartment.</p> <p>Net benefit anticipated through reduced rectification costs.</p>	<p>Addresses long-term priority and major issue with buildings. Supports increased consumer confidence.</p> <p><u>Stakeholder-related:</u></p> <p>Housing Industry Association (HIA) do not support mandatory cavities and recommends contribution of NCC 2022 changes to condensation mitigation be assessed prior to further stringency increases.</p>	<p>Majority support for proceeding.</p> <p><u>Input included:</u></p> <p>If not pursued, risks e.g. health impacts, reduced amenity, increased building defects and need for rework and insurance claims.</p> <p>May reduce reliance on performance solutions and subsequent cost reduction.</p> <p>Minority view – in context of HIA position – cavities in selected climate zones be voluntary option, with ABCB to do further work.</p> <p>Above option likely to trigger significant state and territory variations in condensation mitigation, with consequential productivity impacts.</p>
<p>Water management</p> <p>ABCB project work, contributing to IGA objective – safer buildings and protecting occupant health.</p>	<p>Volume One Part F1</p>	<p>Clarification and extension of provisions relating to external water management of commercial buildings, including apartment buildings.</p>	<p>Additional upfront construction costs (up to \$900 per apartment).</p> <p>\$2.6 billion net benefit anticipated through avoidance of significant rectification costs.</p>	<p>Contributes to improved building quality.</p> <p>Will reduce one of the worst and most prominent forms of building defects.</p> <p>Minor additional upfront costs are significantly outweighed by reduced defect rectifications.</p>	<p>Majority support for proceeding.</p> <p><u>Input included:</u></p> <p>If not pursued, risks e.g. health impacts, reduced amenity, increased building defects and need for rework and insurance claims.</p> <p>Should be supported by significant training and guidance.</p> <p>Minority prefer delay for further industry consultation on some provisions (construction joints, balcony connection to stormwater drain, restraining pavers to wind</p>

Subject & source	Provision(s)	Key change(s)	Impacts snapshot	Implications and stakeholder opinion	Board consideration
					loads) and focus on removal of poor building practice.
Sanitary facilities ABCB project work, contributing to IGA objective of amenity. Provision of sanitary products: previous BMM direction (Oct 2023).	Volume One Part F4	Increased toilet facility provision for females in single auditoria buildings. Means for provision of sanitary products for females in public facilities. Voluntary provisions where all-gender facilities may be provided in lieu of facilities otherwise required for males and females.	For facilities for females: minor additional upfront construction cost. Impact analysis demonstrated net benefit when measuring time saved. <u>All gender facilities are optional.</u> Therefore, stringency is neutral.	Addresses well-known societal issues.	Majority support for proceeding. <u>Input included:</u> Some views that provision of sanitary products is not necessarily economical or practical.
Carpark fire safety ABCB project work, contributing to IGA objective of safety (fire safety).	Volume One Sections C and E	Stringency increases for commercial carparking (including residential apartment buildings) arising from research into contemporary vehicle fire behavior.	Net cost through additional upfront construction costs. Cost varies with building configuration (e.g. up to \$9,375.00 per unit for additional sprinkler protection in low-rise residential development).	Safer carparks, reflecting fire risks associated with modern vehicles, albeit at greater cost. Increased ongoing maintenance costs for additional sprinkler systems, leading to increased strata fees.	Some support for proceeding. <u>Input included:</u> As vehicle composition changes, carparking standards need to be updated to keep pace. Some preference not proceeding to allow further investigation due to high cost and implications for building refurbishments.
Alternative referenced documents Responds to NCC user feedback and Standards Australia.	Governing Requirements Part A4	New initiative whereby an updated standard can be used when included on a register managed by the ABCB.	Nil impact: provides additional and optional compliance methods.	Facilitation of timely uptake of updated standards and will support increased innovation, productivity and other benefits. <u>Stakeholder-related:</u> Widespread support, including Standards Australia.	Majority support for proceeding. <u>Input included:</u> Clear benefits for practitioners.
Assessment for structural and fire safety Performance Solutions	Governing Requirements A2G4	Removal of 'expert judgment' as an assessment method for structural and fire safety Performance Solutions.	Increased cost for Performance Solutions where currently available	Aims to prevent practitioners setting levels of public safety at their own discretion. Will produce more robust structural and fire safety Performance Solutions.	Majority support for proceeding. <u>Input included:</u> Reduction in unsuitable Performance Solutions for scenarios

Subject & source	Provision(s)	Key change(s)	Impacts snapshot	Implications and stakeholder opinion	Board consideration
<p>ABCB project work, contributing to IGA objective of safety and Board goal of increased robustness for Performance Solutions.</p>			<p>assessment methods are valid.</p>	<p><u>Stakeholder-related:</u></p> <p>Minority view that change creates complexity in NCC Governing Requirements and reduces innovation and options for approval of evidence of suitability. Preference is for review of relevant Governing Requirements for a future NCC edition.</p>	<p>where currently available methods of assessment are not appropriate.</p> <p>Minority recommends not proceeding.</p> <p>See stakeholder opinion left.</p>
<p>Use of an accredited testing laboratory</p> <p>Proposal for change.</p>	<p>Various, e.g. A5G6 for fire hazard properties</p>	<p>Standardisation of stringency related to demonstrating compliance of products and materials by test.</p>	<p>Minor additional certification cost when compared to non-accredited laboratories. However, initiative reflects prevalent practice which is accepted as minimum necessary. Accordingly, cost is considered negligible.</p>	<p>Supports aligning risk and robustness when demonstrating product and material adequacy.</p> <p>Supports building product assurance.</p>	<p>Majority support for proceeding.</p> <p><u>Input included:</u></p> <p>Supports good practice already in place (acceptable robustness of evidence demonstrating compliance).</p>
<p>Plumbing verification methods</p> <p>ABCB project work</p>	<p>Volume Three, various</p>	<p>Update to align with contemporary research.</p>	<p>Nil impact: Verification Methods provide additional and optional compliance methods.</p>	<p>Supports providing a fit-for-purpose, contemporary construction code.</p>	<p>Majority support for proceeding.</p>



THE HON CLARE O'NEIL MP
MINISTER FOR HOUSING
MINISTER FOR HOMELESSNESS
MINISTER FOR CITIES

Ref: MC25-027948

Ms Glenys Beauchamp AO PSM
Chair
Australian Building Codes Board
GPO Box 2013
CANBERRA ACT 2601

Dear Ms Beauchamp

Thank you for writing on behalf of the Australian Building Codes Board (ABCB) and providing an updated copy of the ABCB's 2025-2026 business plan (business plan) and budget to align to the outcomes of the Building Ministers' Meeting.

I would like to thank you and the ABCB for your work on the National Construction Code (NCC) 2025 and your continuing commitment to:

- Ensure NCC 2025 is delivered efficiently across jurisdictions.
- Progress the voluntary certification scheme for modular and prefabricated construction.
- Support activities to streamline, simplify and modernise the NCC.

I support the ABCB continuing their work on the revised business plan and will arrange for the Building Ministers' Meeting Secretariat to circulate this and the budget to Building Ministers.

I look forward to continuing our work in 2026 to enable delivery of buildings and homes that are high quality, safe, and meet the needs of occupants.

I wish you a safe and happy festive season.

Yours sincerely

CLARE O'NEIL

/ / 2025

From: s 47E(d)
Sent: 28/11/2025 2:30:01 PM
To: s 47E(d) @TREASURY.GOV.AU>
Cc: s 47E(d) @treasury.gov.au>
Subject: HSCD, cc ABCB - VIP - Australian Building Codes Board (ABCB) Chair letter to Building Ministers' Meeting (BMM) Chair, Min O'Neil - ABCB business plan and attachments - O'Neil
Attachments: ATTACHMENT A to BMM Chair letter Business Plan placemat.pdf, ATTACHMENT B to BMM Chair letter ABCB Financial Statements FY24-25.pdf, ATTACHMENT C to BMM Chair letter Projects table.pdf, ABCB chair letter to BMM Chair Business Plan and Budegt.pdf
Categories: s 22

OFFICIAL

Hi MinPro

Please log for min reply unless the policy area advises otherwise.

Kind regards,

s 22 —**Departmental Liaison Officer**
Office of the Honourable Clare O'Neil
Minister for Housing | Minister for Homelessness | Minister for Cities
Ps 22
Es 47E(d)@treasury.gov.au

treasury.gov.au
Langton Crescent, Parkes ACT 2600
[Twitter](#) | [LinkedIn](#) | [Facebook](#)

The Treasury acknowledges the traditional owners of country throughout Australia, and their continuing connection to land, water and community. We pay our respects to them and their cultures and to elders both past and present.

OFFICIAL

From: s 47F
Sent: Wednesday, 26 November 2025 8:00 PM
To: clare.oneil.mp@aph.gov.au; s 47E(d)
Cc: Wilson, Rebecca; s 22
Subject: ABCB Chair letter to BMM Chair - ABCB business plan and attachments [SEC=OFFICIAL]

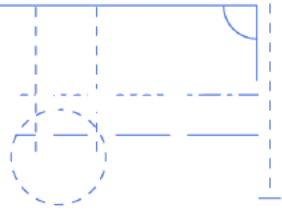
OFFICIAL

Hello Minister O'Neil,

Please find attached my letter (on behalf of the Australian Building Codes Board) to you as Chair of the Building Ministers' Meeting (BMM) providing the Australian Building Codes Board 2025-26 Business Plan and Budget. Following your agreement I will ask the secretariat to circulate to state and territory building ministers. Thanks, Glenys

Glenys Beauchamp
Chair, ABCB
s 47F

OFFICIAL



Delivering on BMM priorities

Finalising and supporting NCC 2025

- Preview and publishing NCC 2025 to be available from 1 May 2026 for adoption.
- NCC 2025 education and guidance for practitioners, including digital access to the NCC and Guide, and national webinars with Q&A sessions.
- Guidance for embodied carbon in buildings and managing thermal breaks when using metal framing.

Modernising the NCC

- Technical input across building, plumbing, energy efficiency and product certification to streamline, simplify and improve understanding of the NCC, with focus on:
 - Using digital tools, including AI to improve access, useability and clarity.
 - Reducing regulatory burden.
 - Removing barriers to the uptake of modern methods of construction (MMC).
 - Improving how code provisions are developed and assessed, and appropriate cadence of NCC updates.

Identifying and assessing essential safety and quality issues

- Methodology for assessing proposed NCC changes from essential safety and quality lens.
- Ongoing management of Proposals for Change process to facilitate assessment and related impact analysis as needed.
- Working collaboratively with Standards Australia to review and reference appropriate standards so the NCC is contemporary and fit for purpose.
- Finalising current projects with productivity/safety/quality implications, including:
 - Fire activated restraining devices (fire bolts) – engineering and risk analysis to inform possible guidance statement and/or future NCC change.

MMC - supporting housing supply, affordability and productivity

- Continue developing nationally consistent and coordinated voluntary certification scheme for manufacturers of MMC.
- Work to inform consideration of feasibility of national building product register, product labelling and traceability.

Delivering our core services

Supporting the BMM, Board and technical committees

- Engaging with building and plumbing regulators on technical advice (through the Board) for Ministers.
- Servicing the Board and utilising our technical committees for expert advice and input.

Supporting practitioners and the Australian community

- Engaging with industry and the public to provide advice and support in relation to the NCC, MMC, WaterMark and CodeMark.

Enhancing our outreach

- Scoping improvements in our digital presence (website) and other core platforms taking account of NCC modernisation.

Building capability and working with transparency and integrity

- Supporting our staff, their wellbeing and development.
- Financial and risk management and reporting and improving our IT governance and security.

Education and Understanding

Educator tools

- Supporting tertiary and CPD educators in delivering up-to-date learning for current and future practitioners.

Handbooks, guidance and calculators

- Maintaining digital tools, calculators and guidance to be contemporary with NCC 2025.

Communications and videos

- Using modern digital channels to increase awareness, engagement and understanding of the NCC, product certification schemes and our ABCB core services across industry and the Australian community.
- Delivering multimedia resources through digital platforms to promote and support continuous learning.

Product Certification

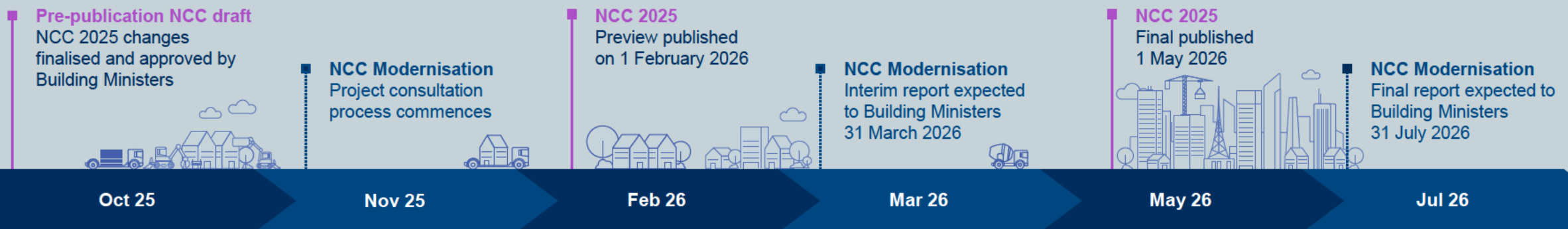
WaterMark – product certification

- Ongoing management and administration of the WaterMark plumbing product certification scheme.
- Monitoring and reporting on status of transition to lead free plumbing products.

CodeMark – product certification

- Ongoing management and administration of the CodeMark building product certification scheme.

NCC Publishing and Modernisation timeline





Australian Building Codes Board
Statement of Financial Performance
 as at 30 June 2025

	<i>Full Year</i>			
	<i>Budget</i> \$'000	<i>Forecast</i> \$'000	<i>Variance</i> \$'000	<i>Variance</i> %
Revenues from ordinary activities				
Revenue - Australian Government	4,000	4,000	-	0%
Revenue - State Government	4,000	4,000	-	0%
Revenue - WaterMark	1,210	1,282	72	6%
Revenue - NCC Education	-	-	-	0%
Revenue - Other	1,032	453	(579)	(56%)
Revenues from ordinary activities	10,242	9,734	(508)	(5%)
Expenses from ordinary activities				
Employee Expense	6,261	5,931	330	5%
Supplier Expense	4,586	1,357	3,229	70%
Corporate charges	1,029	1,029	(0)	(0%)
Expenses from ordinary activities	11,875	8,316	3,559	30%
Net surplus / (deficit) from ordinary activities	(1,633)	1,418	3,051	(187%)
Depreciation & Amortisation	-	-	-	0%
Capital Expenditure	-	-	-	-
Total Expense	11,875	8,316	3,559	30%
Operating Surplus / (Deficit) including Depreciation	(1,633)	1,418	3,051	(187%)



**Australian Building Codes Board
Balance Sheet
as at 30 June 2025**

ASSETS	30/06/2025	30/06/2024	Movement
Financial Assets			
Cash	7,737	6,166	1,572
Receivables	98	120	(22)
Accrued revenue	291	246	45
Prepayments	139	196	(57)
Total Financial Assets	8,265	6,728	1,537
Non-Financial Assets			
Infrastructure, plant and equipment	25	112	(87)
Total Non-Financial Assets	25	112	(87)
TOTAL ASSETS	8,290	6,841	1,449
LIABILITIES			
Payables			
Suppliers	-	262	(262)
Other payables	640	21	619
Total Payables	640	284	356
Provisions			
Employees	1,137	1,323	(186)
Total Provisions	1,137	1,323	(186)
TOTAL LIABILITIES	1,777	1,607	170
NET ASSETS	6,513	5,234	1,279
TOTAL EQUITY	6,513	5,234	1,279

Notes:

Cash = the balance in the Special Account plus the OPA (Official Public Account).

Receivables = Invoices that have been raised but not yet paid e.g. Invoices for State & Territory contributions or Watermark fees.

Accrued Revenue = Estimates of accrued revenue for WaterMark Licence Fees @ \$500 each licence (excl GST).

Prepayments = Licence fees paid in advance

Infrastructure, Plant & Equipment = Laptops written down value.

Suppliers = Work performed for ABCB to the end of the period but not paid i.e. end of month invoices the department has received but not paid and any accruals for work performed but not invoiced.

Other Payables = GST collected/received for the month and unearned revenue for State & Territory Contributions or other funding arrangements, WaterMark annual fees.

Employees = Long Service Leave and Recreation Leave provisions



Australian Building Codes Board

Cash Flow Statement

as at 30 June 2025

OPERATING ACTIVITIES

Cash received	\$'000
Sale of Goods and Services	4,346
Appropriation receipts	4,000
Other	1,943
Total Cash received	10,289
Cash Used	
Employees	5,984
Suppliers	1,540
Other	148
Corporate Overheads	1,046
Total Cash Used	8,717
Net cash from operating activities	1,572

INVESTING ACTIVITIES

Cash received	
Proceeds on sales of PP&E	-
Total cash received	-
Cash Used	
Purchase of PP&E	-
Purchase of Intangibles	-
Total Cash Used	-
Net cash from investing activities	-

FINANCING ACTIVITIES

Cash received	
Appropriations - Contributed equity	-
Appropriations - DCB	-
Total Cash Used	-
Net cash from financing activities	-

Net increase/(decrease) in cash held	1,572
Cash at beginning of reporting period	6,166
Cash at end of reporting period	7,737

This consists of;

<i>for the period ended:</i>	<i>30-Jun-2025</i>
	<i>\$'000</i>
Cash at bank - opening balance	1,061
Cash at OPA* - opening balance	5,105
Cash received	11,897
Cash transferred to OPA	3,338
OPA Drawdown for Corporate Overhead	(1,029)
Cash used	(12,634)
Closing Balance	7,737
Cash at bank at the end of the reporting period	323
Cash at OPA* at the end of the reporting period	7,414
Total cash at the end of the reporting period	7,737

* OPA = Official Public Account (ABCBC reserves)

ATTACHMENT C

ABCB work with no project budget for FY25/26 and/or on hold:

Project/activity	Justification	Sensitivities
Building resilience	Priority is to finalise and publish NCC 2025. ABCB will then respond to BMM directions for next NCC edition, post NCC modernisation outcomes.	Various parties have advocated for improvements to NCC to make new buildings and housing more resilient. In June 2024, BMM agreed to include climate resilience as objective in ABCB IGA.
Condensation mitigation	ABCB will continue technical reference group to conclude existing work but will not commence any new work in line with pause (unless urgent safety and/or quality issue arises).	Condensation mitigation has been an ongoing focus for the Board, given potential health impacts if issue not addressed in longer term. ABCB to continue to monitor relevant regulatory developments and health impact analyses.
Private Bushfire Shelters	Work on handbook with CSIRO has been undertaken and will be finalised. No further work in scope.	Nil
Weatherproofing	ABCB to finalise and publish handbook based on current NCC provisions. No further work planned for FY25-26.	Nil
Plumbing and water efficiency	Proposed work related to possible changes to NCC provisions (Volume 3). NCC modernisation likely to identify areas to focus on in terms of plumbing code improvements.	Nil. Practitioners to be included in planned stakeholder consultation as part of NCC modernisation.
Fire safety of intensive horticulture buildings	Project has been in train, with final advice to be provided to industry (through the Board). Option for guidance note to provide clarity to industry.	Relevant industry group is seeking a discrete horticultural building classification in the NCC. This is difficult to achieve due to diversity of horticulture building types (size, materials, fire risks). NCC modernisation may look at NCC building classifications at a strategic level.
Water management – below ground and internal wet areas	No further work planned at this time. Main consideration will be construction cost implications for housing, apartments and commercial buildings.	Water ingress in below ground structures is an issue, especially car parks. There may be industry support to look at options for guidance versus Deemed-to-Satisfy provisions and/or Australian standards work for a future NCC edition.



The Hon Clare O'Neil MP
Minister for Housing, Minister for Homelessness, Minister for Cities
Chair, Building Ministers' Meeting
PO Box 6022
House of Representatives, Parliament House
Canberra ACT 2600

By email: clare.oneil.mp@aph.gov.au

Dear Minister

Australian Building Codes Board 2025-2026 Workplan and Budget

I write on behalf of the Australian Building Codes Board (ABCB – the Board) to present the ABCB's 2025-2026 business plan and budget for the Building Ministers' Meeting (BMM) to note.

Delivering BMM priorities

The Board and I have reviewed the ABCB workplan and budget to ensure they reflect decisions from the Building Ministers' Meeting (BMM) of 22 October 2025. Specifically, our ABCB business plan to end June 2026 (**Attachment A** to this letter) now prioritises:

- Finalising and publishing NCC 2025, for preview from 1 February 2026 and ready for adoption by jurisdictions from 1 May 2026:
 - o A key activity will be working with the jurisdictions on the anticipated state and territory variations to be incorporated; and
 - o Activity will include producing guidance on embodied carbon in buildings and advice requested by Building Ministers on managing thermal breaks when using metal framing (which will not be included in NCC 2025);
- Supporting practitioners and stakeholders with accessing and understanding the NCC 2025 edition, including delivery of guidance material and national webinars;
- Contributing to streamlining, simplifying and modernising the NCC, particularly using our technical committees which include building and construction practitioners;
- Ensuring we maintain our capacity to identify, assess and escalate as needed, any emerging essential safety and/or quality issues and, as requested in your letter of 17 November 2025, bring the issues of significance to the attention of BMM;
- Continuing to develop a nationally consistent and coordinated voluntary scheme for manufacturers of modular and prefabricated construction:
 - o Our proposal is to develop a pilot in first half of 2026 with some of the states, key local authorities, and manufacturers working across borders to develop and agree a workable compliance and certification scheme; and

- Ongoing delivery of our core and enabling services on behalf of all governments and users of the NCC. This includes managing the WaterMark and CodeMark schemes and
- supporting industry, practitioners and the Australian community with technical advice provision.

Our work on the MMC pilot and in product certification more broadly will help inform consideration of feasibility of a national building product register and product labelling and traceability (this proposed register was a 2024 BMM decision for the ABCB to develop).

Previous FY 2024-2025 reporting and projected budget position

I have also enclosed the ABCB's FY24-25 financial report at **Attachment B** for the BMM's information.

We are anticipating a small budget surplus of \$0.91 million by end June 2026:

- Expected revenue for FY 2025-26 is \$10.99 million:
 - o \$8 million IGA funding
 - o \$1.32 million WaterMark fees
 - o \$1.67 million external funding (MMC and energy efficiency)
- Projected expenses for FY 2025-26 are \$10.08 million:
 - o This includes ABCB office staffing (37 ASL) to support delivery of BMM priorities and our core services (including education and communications and product certification).

The small forecast surplus arises from expenditure that can be delayed due to BMM's decision to pause further residential code changes until 2029 and pausing lower priority projects (**Attachment C**), to deliver on the recently agreed BMM priorities.

Planning for next year and contributing to NCC modernisation

Accordingly, the Board and I acknowledge that our business plan and budget will be iterative, with the need to adjust as NCC modernisation progresses and the need to respond to emerging issues and any further work BMM requires.

An important consideration, subject to decisions responding to NCC modernisation outcomes, will be to have sufficient runway for the ABCB to commence work on the next NCC edition. For example, for the next NCC to be available in mid-2029, preliminary ABCB work would need to start from mid-2027.

Finally, once the scope of the NCC modernisation project is fully established, I will convene the Board to consider how we will effectively contribute to the review project, focusing on:

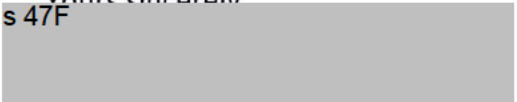
- Streamlining and simplifying – identifying those areas where large gains can be made to increase productivity and provide clarity for practitioners in the residential building areas, including using modern methods of construction; and
- Digitisation – what are the opportunities and steps in realising AI-enabled navigation for the NCC to improve readability, accessibility and useability. Combined with above, I am keen to explore the possibilities for interactive and simplified compliance pathways.

The NCC modernisation project also provides an opportunity to reflect on the availability and development of data and key performance indicators and establishing good evaluation practices, which are currently gaps in the NCC cycle. We will also ensure we work collaboratively with the Treasury in delivering the modernisation project.

Thank you for the extension of my appointment and I look forward to leading the Board to support BMM and collaborating with key stakeholders over the next 12 months to contribute to ensuring a fit-for-purpose regulatory environment that enables productivity and innovation in Australia's building construction industry.

Yours sincerely

s 47F


✓ Glenys Beauchamp AO PSM
Chair Australian Building Codes Board

26 November 2025



THE HON CLARE O'NEIL MP
MINISTER FOR HOUSING
MINISTER FOR HOMELESSNESS
MINISTER FOR CITIES

Ref: MC25-027948

Ms Glenys Beauchamp AO PSM
Chair
Australian Building Codes Board
GPO Box 2013
CANBERRA ACT 2601

Dear Ms Beauchamp

Thank you for writing on behalf of the Australian Building Codes Board (ABCB) and providing an updated copy of the ABCB's 2025-2026 business plan (business plan) and budget to align to the outcomes of the Building Ministers' Meeting.

I would like to thank you and the ABCB for your work on the National Construction Code (NCC) 2025 and your continuing commitment to:

- Ensure NCC 2025 is delivered efficiently across jurisdictions.
- Progress the voluntary certification scheme for modular and prefabricated construction.
- Support activities to streamline, simplify and modernise the NCC.

I support the ABCB continuing their work on the revised business plan and will arrange for the Building Ministers' Meeting Secretariat to circulate this and the budget to Building Ministers.

I look forward to continuing our work in 2026 to enable delivery of buildings and homes that are high quality, safe, and meet the needs of occupants.

I wish you a safe and happy festive season.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Clare O'Neil', written in a cursive style.

CLARE O'NEIL

19/12/2025

From: s 47E(d) [REDACTED]@TREASURY.GOV.AU>
Sent: 22/12/2025 10:06:18 AM
To: s 47F [REDACTED]
Cc: s 47E(d) [REDACTED]@TREASURY.GOV.AU>
Subject: Correspondence from the Hon Clare O'Neil MP - MC25-027948
Attachments: MC25-027948 - Signed Response.pdf

Dear Ms Beauchamp

*On behalf of the Minister for Housing, Minister for Homelessness, Minister for Cities,
please refer to the attached correspondence.*

Kind Regards

*Ministerial Correspondence Team
Department of the Treasury
Langton Crescent PARKES ACT 2600
(02) 6263 2111*



Australian Government
The Treasury



Meeting Brief

MB26-000051

FOR INFORMATION - Meeting Brief - Australian Building Codes Board (ABCB) CEO - Wednesday 4 March 2026

TO: Minister for Housing, Minister for Homelessness, Minister for Cities - The Hon Clare O'Neil MP
CC:

PURPOSE OF MEETING

- For the Minister to meet Mr Adrian Piani, Chief Executive Officer of the Australian Building Codes Board (ABCB), and to discuss his early observations since commencing in the role and his strategic priorities for the ABCB over the coming years.

KEY MESSAGES

- ABCB's role and early CEO insights:
 - The National Construction Code is a critical national lever for housing supply, cost and speed, and relatively small improvements in clarity, consistency and usability can have impacts on industry efficiency and approval timeframes.
 - Industry and jurisdictions are broadly supportive of reform, but there is clear fatigue with complexity, particularly among smaller practitioners, reinforcing the importance of simplifying requirements, improving guidance and digitising tools, rather than relying solely on regulation.
 - That the ABCB is most effective when working in close partnership with jurisdictions, aligning technical reform with practical implementation, education and support.
- Delivery to date:
 - The ABCB is delivering NCC 2025 on schedule, with a preview released on 1 February 2026 and the full release planned for 1 May 2026, supported by education, guidance and transition materials to assist industry uptake.
 - Core NCC tools are being digitised, including a redeveloped interactive Climate Map, to improve accuracy and support faster, more consistent approvals.
 - Investment is underway in education, capability and guidance, including educator content (CPD, VET), webinars, handbooks, calculators and case studies, to reduce errors, rework and delays across the building and plumbing sectors.

- The ABCB is progressing early work on Modern Methods of Construction (MMC), supporting nationally consistent approaches that help remove barriers to innovative and scalable housing delivery.
- Forward focus:
 - Over the coming years, the ABCB will focus on making the National Construction Code simpler, clearer and easier to apply, supporting faster approvals, lower compliance costs and better value for the community, while maintaining existing safety, health and sustainability outcomes.
 - Simplification of the NCC, particularly for residential construction, will remain a priority, including streamlining complex requirements, removing unnecessary detail and improving how provisions are structured and presented to support more consistent interpretation and application.
 - The ABCB will progress targeted reform of energy efficiency provisions, including simplifying insulation requirement tables and expanding practical, “cookbook-style” compliance solutions, to help builders comply more efficiently and avoid more complex or costly pathways, while maintaining current performance standards.
 - The ABCB will focus on addressing and implementing relevant findings and reform outcomes from the NCC modernisation project, with an emphasis on reducing complexity, improving navigation and supporting more efficient and consistent use of the Code across jurisdictions.
 - Digitisation of NCC tools and guidance will continue, including online resources and emerging technologies, to improve access to information, reduce errors and rework, and support faster, more consistent approvals. This includes exploring how Artificial Intelligence tools can be used to translate complex provisions into simple guidance.
 - The ABCB will continue to support the use of MMC through the national MMC certification scheme, providing confidence to regulators, industry and consumers, reducing barriers to innovation, and enabling scalable, high-quality housing delivery aligned with national housing objectives.

BACKGROUND

- Mr Adrian Piani commenced as Chief Executive Officer of the Australian Building Codes Board in December 2025. His biography is provided at Attachment A. This will be the Minister’s first meeting with Mr Piani since his appointment as CEO.
- The Australian Building Codes Board is responsible for developing and maintaining the National Construction Code, which underpins building and plumbing and drainage regulation across all states and territories. The NCC is a key national lever influencing housing supply, construction costs, approval timeframes and regulatory consistency.

- The ABCB sits within Treasury’s Housing Group, positioning it closely alongside the Government’s broader housing reform agenda and National Cabinet housing priorities.
- The meeting provides an opportunity for the Minister to meet the new CEO, and for Mr Piani to share his early observations in the role and outline his forward focus for the ABCB.

SENSITIVITIES

- Nil

Clearance Officer

Adrian Piani

CEO

Australian Building Codes Board

[26/2/26]

Contact Officer

S 22

Director Education, Awareness &
Governance

Ph: S 22

CONSULTATION

Nil

ATTACHMENTS

A: Attendees

s 47F



From: s 47E(d)
Sent: 5/02/2026 11:10:12 AM
To: s 47E(d) @TREASURY.GOV.AU>; s 47E(d) @TREASURY.GOV.AU>
Cc: s 47E(d) @TREASURY.GOV.AU>; s 47E(d) @treasury.gov.au>; s 47E(d) @TREASURY.GOV.AU>
Subject: Due to HMO 3pm 25 Feb | ABCB CEO [SEC=OFFICIAL]

OFFICIAL

Hi team (and apologies if I have sent this to the wrong area, please let me know if so)

The Minister will be meeting with the new ABCB CEO Mr Adrian Piani on Wednesday 4 March 2026.

Could we please have a short meeting brief for the Minister, with background information on Mr Piani and anything else considered relevant. The meeting will be an opportunity for the Minister and Mr Piani to meet, for Mr Piani to share what he has learnt in the role so far and plans for the next few years, etc.

Let me know if you need any further information.

s 47E(d) could you please set up an MB shell and assign it to ABCB?

Kind regards

s 22 — **Departmental Liaison Officer**

Office of the Hon Clare O’Neil MP

Minister for Housing | Minister for Homelessness | Minister for Cities

P s 22

E s 47E(d) @treasury.gov.au

treasury.gov.au

Langton Crescent, Parkes ACT 2600

[Twitter](#) | [LinkedIn](#) | [Facebook](#)

The Treasury acknowledges the traditional owners of country throughout Australia, and their continuing connection to land, water and community. We pay our respects to them and their cultures and to elders both past and present.

s 22

From: Blake, Judith
Sent: Friday, 5 September 2025 10:09 AM
To: clare.oneil.mp@aph.gov.au
Cc: s 47E(d); Glenys Beauchamp; s 22
Subject: Correspondence from Australian Building Codes Board Chair - Finalising National Construction Code (NCC) 2025 [SEC=OFFICIAL]
Attachments: Correspondence ABCB Chair to BMM Chair RE NCC 2025 finalisation.pdf; Attachment ABCB views on key NCC 2025 changes.pdf

OFFICIAL

Dear Minister

Please see attached correspondence from Glenys Beauchamp, Chair of the Australian Building Codes Board, to you in your capacity as the Chair of the Building Ministers' Meeting – this relates to finalising the next edition of the National Construction Code (NCC 2025) and future reform directions.

Kind regards

Judith Blake



Judith Blake

Acting Chief Executive Officer
Australian Building Codes Board
Treasury Housing Group

Judith.blake@treasury.gov.au | s 22

abcb.gov.au | treasury.gov.au



The Treasury acknowledges the traditional owners of country throughout Australia, and their continuing connection to land, water and community.

OFFICIAL

s 22

From: Blake, Judith
Sent: Monday, 29 September 2025 4:57 PM
To: s 22
Cc: Wilson, Rebecca; s 22
Subject: RE: Lead-free plumbing transition and NCC 2025 [SEC=OFFICIAL]

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Thanks s 22 I have accepted the invite, chat then.

Kind regards

Judith

Judith Blake, A/g CEO, ABCB
Treasury Housing Group
Mob: s 22
Judith.blake@treasury.gov.au

From: s 22 @TREASURY.GOV.AU>
Sent: Monday, 29 September 2025 4:54 PM
To: Blake, Judith <Judith.Blake@TREASURY.GOV.AU>
Cc: Wilson, Rebecca <Rebecca.Wilson@TREASURY.GOV.AU>; s 22 @TREASURY.GOV.AU>
Subject: Lead-free plumbing transition and NCC 2025 [SEC=OFFICIAL]

OFFICIAL

Hi Judith,

Can we please set up a quick chat tomorrow for s 22 and me to be briefed on a few technical matters that have been raised with the office recently?

- Transition to lead-free plumbing products (the QLD's Minister's office has raised that they would like to see a nationally consistent approach on this)
- Technical solutions proposed for condensation management and waterproofing (HIA have raised that they would like to see the below amendments)
 - Solutions other than mandatory wall cavities for condensation management.
 - Allowing the use of appropriate screeds to achieve falls in substrates for external waterproofing and weatherproofing provisions of balconies for apartment buildings and a clearer guidance on elevated tile systems in high wind areas.

I'll send through an invite but please let me know if that time doesn't work.

Best,
s 22

s 22 — Adviser

Office of the Hon Clare O’Neil MP
Minister for Housing | Minister for Homelessness | Minister for Cities

M +s 22

E s 22 [@treasury.gov.au](mailto:s22@treasury.gov.au)

treasury.gov.au

Langton Crescent, Parkes ACT 2600

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OFFICIAL