



FREQUENTLY ASKED QUESTIONS

Changes to the National Construction Code.

Changes to the National Construction Code are coming into effect from 1 May, 2024. So what does this mean for you?

What changes are happening from 1 May, 2024?

The Australian Building Codes Board in conjunction with the Victorian Government has announced an update to the National Construction Code, which will be implemented across the industry from 1 May, 2024. These updates to the building code will address livable housing requirements, implement a Whole of Home rating, increase stringency on the thermal performance of homes (energy efficiency) and improve the industry standards of condensation management.

What do the updates aim to address?

- 1. Livable Housing Design:** Ensure Australian housing is adaptable to the changing needs of its occupants
- 2. 7-Star Energy Efficiency Ratings:** Improve thermal performance of a home and the homeowner's ability to maintain its temperature
- 3. Whole of Home:** Reduce energy usage within the home and improve energy efficiency

What will the changes impact?

Boutique Homes' floor plans and design options will be updated to comply with the new Livable Housing Design Guidelines. This includes stepless entry into new homes, wider doors, corridors and easier access to bathrooms.

Boutique Homes' standard inclusions will be further enhanced to deliver a 7-star energy efficiency rating as opposed to 6-star, which is the current energy-efficiency requirement. New homes will feature products that will continue to improve its energy consumption such as double-glazed windows and solar power systems.

Will pricing be impacted by these changes?

As these changes include adopting newer products with greater efficiency, it does mean our product range must incur a price increase to meet the new requirements.

While this will come at an additional cost initially, there are benefits for homeowners with reduced energy bills and greater ability to regulate a home's temperature. The changes will also help the wider community work towards reducing our carbon footprint.

Do these changes mean my new home will be all-electric instead of gas?

While the updates to the National Construction Code (NCC) do not impact the gas supply to your home, the Victorian Government's Gas Substitution Roadmap does include a phase out of new gas connections for new homes, apartment buildings, and residential subdivisions requiring planning permits. This change started from January 1, 2024 but will largely impact established areas rather than new homes.

New homes being built in new communities (residential subdivisions) will rarely require homeowners to apply for a planning permit as this has already been obtained by your land developer as part of their process. New communities require a lengthy planning and approval process which can be between 2-4 years before a land

developer begins selling land, which means the Gas Substitution Roadmap is unlikely to impact new homes in new communities for another few years.

Customers who are knocking down and rebuilding a new home may need a planning permit. Similarly, customers building a dual occupancy will require a planning permit. Those who must obtain a planning permit are required to have all-electric homes, following the new Victorian guidelines.

Customers who are interested in upgrading their home to all-electric rather than gas will have the ability to do so with our all-electric packs.

What are my options?

Boutique Homes customers will have the option to continue purchasing and building a new home under the current National Construction Code (NCC) and 6-star energy efficiency requirements if they sign a Preliminary Works Contract (PWC) and have siting on their block of land prior to 21 April, 2024. Customers will also need to sign a Section 10 form as part of the building permit application.

If customers would like to bring their new home to 7-star energy efficiency prior to this date, they will have the ability to do so as part of their selected upgrades. This will only include increasing the home's energy rating from 6 star to 7 star and the Whole of Home requirements. It will not include Livable Housing updates.

Customers who sign a PWC after 21 April, 2024 will need to comply with the updated National Construction Code and 7-star energy-efficiency requirements.

If you have questions about the National Construction Code, please don't hesitate to reach out to your New Homes Consultant for further information.

Want to know more details?

For further information on the key areas being addressed, visit the links below:

Livable Housing Design:

[Livable Housing Design Guidelines](#)

7-Star Energy Efficiency:

[7-Star Energy Efficiency Common Questions](#)

Whole of Home:

[NatHERS Whole of Home](#)