

from the desk of Jess



# PREFAB HOMES: FROM FACTORY TO FRONT DOOR



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Earlier this week, Wollongong and Lake Macquarie were chosen as trial locations for prefabricated homes – a bold yet positive move by the NSW Premier aimed at tackling the projected 22% shortfall in housing nationally by 2029. For this initiative to succeed however, we need regulators and industry to come together, starting with tighter and clearer regulations before building prefab homes becomes the norm. To our regulators, I'd say industry needs policy support through clearer standards and guidelines. To our construction players, it's time to educate yourself on the impending changes as they roll out. The future of building is evolving fast. **This is an opportunity for government and industry to work together to solve the housing crisis.**

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# 1 PREFAB: PRETTY FABULOUS?

Prefabricated houses are built under controlled conditions, helping to maintain consistently high construction standards and accelerated project timelines. Together, this makes home ownership cheaper, quicker and more attainable. We need to **embrace prefabrication** as a necessary step towards meeting housing demand – both effectively and sustainably.

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# 2 REGULATE NOW!

The Building Commission's recently proposed Modern Methods of Construction (MMC) framework is a good start, but realistically, it's still a strawman outline. Integrating building components from multiple jurisdictions poses risks to supply chain integrity and non-compliance with Australian standards. Problems may arise when we cannot pinpoint who in the supply chain is liable for manufacturing or installing defective building components. I'm calling for—and am excited to see—more policy support from the **NSW government**. Stage 2 of the MMC, please!

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# 3 COLLABORATION IS KEY TO ACCELERATE

Given that a) the NSW government has published a high level framework, and b) small pockets of the industry have begun constructing prefabricated homes, it seems to me that collaboration is required to advance this initiative. If not, we end up with sub-standard design, materials and construction. Let's all **collaborate now** to make this happen properly from the get-go.

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# 4 EDUCATION IS KEY

Industry, don't forget that education is the key to minimising defects. As you know, navigating the costs and methods of rectifying defects is a daunting and costly task – to profits and to reputations. And with an already existing shortfall of skilled labour across the broader construction industry, I'd encourage **every building practitioner** to familiarise themselves with the upcoming prefabricated housing protocols as and when they're put in place.

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Do you think prefabricated  
homes are the future of  
high-density residential  
housing?

For more information on  
the upcoming reforms,  
speak to the team at  
Construction Legal.



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