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# One in four Queensland buildings face cladding assessment

**Michael Bleby** *Senior Reporter*



Mar 25, 2019 — 5.53pm



About a quarter of the 14,300 private high-rise buildings singled out for cladding assessment in Queensland will undergo a physical inspection by a building professional in the second round of the state's audit process that begins next week.

Giving the first response to [the combustible cladding audit process it started last year](#), the Queensland Building and Construction Commission on Monday said 24 per cent of the 14,336 building assessments registered, which require owners to answer questions about their building, would need further scrutiny.

With just days to go until the March 29 deadline to complete the first-stage, four-question self-assessment, the actual number of buildings requiring an inspection that building owners will pay for is not yet clear. More than 4300 of the 14,000-odd registered assessments have not yet been completed.

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## COMBUSTIBLE CLADDING MAIN CONTRIBUTOR TO MELBOURNE'S SPENCER ST TOWER FIRE

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"I urge building owners to take care of their obligations under the law as a matter of urgency for the safety of building occupants," QBCC Commissioner Brett Bassett said.

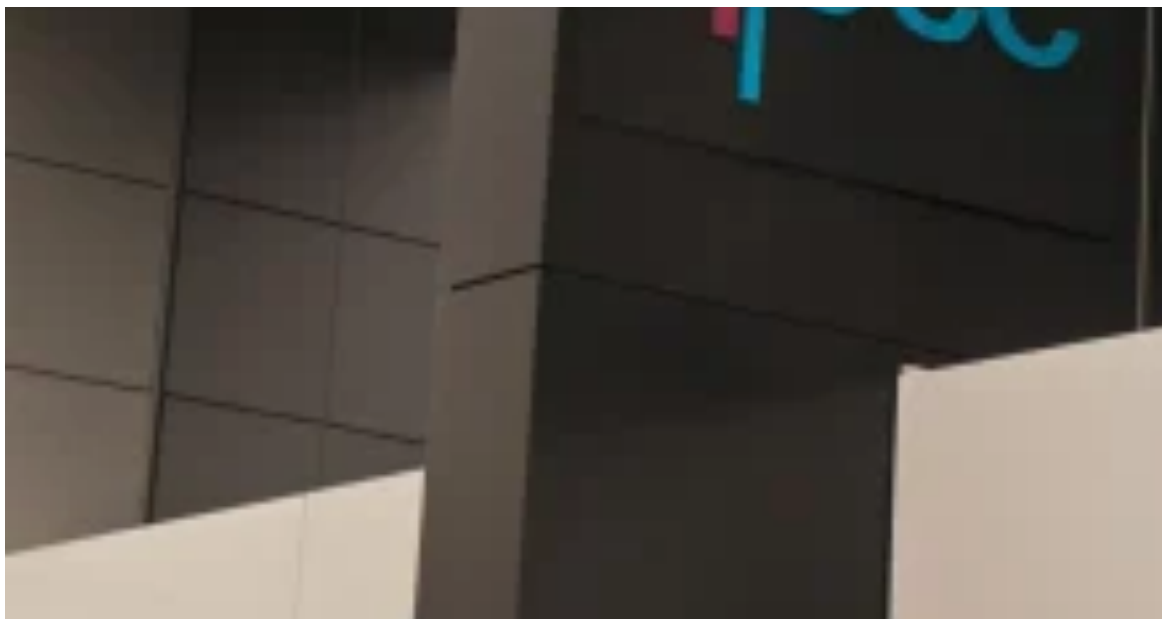
"Combustible cladding is a serious issue, as we have seen with another cladding fire recently in Victoria at the Neo200 building."

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A "building assessment" does not necessarily equate to one building, as one assessment may cover a site with multiple buildings and any given building could be subject to more than one assessment. More details will be known after the completion of the first stage this week.

Owners not complying with the deadline would be liable for penalties of up to \$2611, Mr Bassett said.





Queensland's building regulator says about one-quarter of its 14,300 cladding building assessments will progress to the second stage. **Robert Shakespeare**

While the presence of combustible cladding devalues apartments and saddles [owners' corporations](#) with rectification [bills many cannot afford](#), one hurdle in building up a picture of the extent of the combustible cladding crisis has been that [each state and territory is carrying out its own audit process](#).

The NSW Cladding Taskforce last month said 447 buildings were deemed to be high risk. Earlier this month, the Victorian Building Authority had identified 679 privately owned buildings with combustible cladding.

Last week Victoria's upper house narrowly voted down an opposition motion to hold an inquiry into cladding, including the Victorian Building Authority's audit and the state's cladding taskforce, the [state's proposed rectification scheme](#) that has not yet been adopted by any building and the effect on unit values and insurance premiums and the adequacy.

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"There has been too much secrecy and hiding of information by the Andrews Labor government over flammable cladding," shadow housing minister Tim Smith said

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Planning Minister Richard Wynne said the government was proactively finding buildings that needed fixing and working with owners' corporations.

"We will not pay lip service to the cladding problem when there is so much work to be done," he said.

Queensland buildings going to the second stage will have just eight weeks to engage a professional to inspect the building and confirm whether it is the type of building needing scrutiny and whether it has cladding that could be of concern to the regulator.

Buildings going to the third stage will have to engage a fire engineer and register their details on the state's combustible cladding checklist. Those buildings will then have until 3 May 2021 to submit a detailed report outlining the extent of any combustible cladding and making recommendations for rectification.

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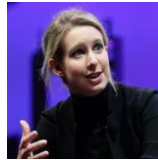
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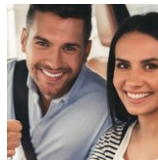
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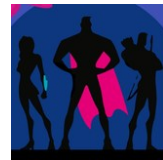
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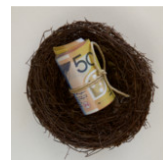
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