

Contents

Building and Energy's Proactive Audit Priorities 1

Our Strategic Goals – Audit Strategy (2025-2030) 2

Compliance inspections 3

General Inspections 4

Audit Priorities 2025-26 – Reports and Industry Bulletins 5

Building and Energy's Proactive Audit Priorities

This document sets out our proactive Audit Priorities for 2025-26 to deliver the strategic goals in the Building Commissioner's Statement of Intent in our Audit Strategy Towards 2030.

In 2025-26, our program of proactive audits will comprise both general inspections of regulated building services and compliance inspections of individual building service providers (BSPs). Our selection of BSPs will be based on our methodology of using random and targeted sampling.

We will also remain flexible in our approach to include inspections of buildings or concerns of significant public interest or priority that arise during the 2025-26 period.

At the end of each general inspection, we will continue our approach of publishing a Snapshot Report of our findings and recommendations for industry and public consumption. These Snapshot Reports help to identify opportunities for industry improvement as well as those areas where practices appear satisfactory.

Findings from our compliance inspections will also be published where appropriate, including through reports and Industry Bulletins. We will also provide BSPs (or sites) subject to compliance inspections with individual reports of our findings and any areas requiring attention or fixes.

For the first time in WA, the work of building engineers will be subject to our proactive audit program in 2025-26 with an initial focus on structural and fire safety engineering designs in high-risk buildings. Our findings in this year are expected to lay the foundations for audits of building engineers as we move towards 2030.

Our Strategic Goals – Audit Strategy (2025-2030)



Compliance inspections

Our compliance inspections will monitor the work and conduct of individual BSPs, including builders, building surveyors and building engineers, to determine whether all requirements for registration are being met and regulated work is being performed competently.

In 2025-26, Building and Energy will carry out the key compliance inspections set out in the adjacent tables.

Inspections of building engineers may comprise both a compliance and general inspection depending on the uptake in registration during the applicable regulatory transitional period.

Building Engineers (Practitioners and Contractors) – Desktop and onsite assessments

Desktop assessments of structural elements of building approvals documentation	Low-to-mid rise class 2 apartment buildings	≥ 12 desktop assessments
Desktop assessments of fire safety performance solutions	Low-to-mid rise class 2 apartment buildings	≥ 15 desktop assessments

Building Surveyor Contractors – Desktop assessments

Desktop assessments (technical) reviews of CDCs and CCCs.	Low-to-mid rise class 2 apartment buildings	≥ 30 desktop assessments
60/40 percent random/targeted methodology will be used to select contractors to review a sample of their work		

General Inspections

Our general inspections will monitor how well building services laws are operating and applicable building standards are being complied with.

In 2025-26, Building and Energy will carry out the key general inspection set out in the adjacent tables.

During this period, Building and Energy will carry out a general inspection of energy efficiency elements of building approval documents against applicable provisions of the National Construction Code.

Findings and recommendations from this general inspection are expected to help inform proactive audits into other building classes as we move towards 2030 and our advice to Government on building policy matters.

General Inspections (Snapshot)		
On-site inspections of external waterproofing of balconies during construction	Class 1a and 2 buildings	≥ 60 inspections (max. 2 inspections per apartment building)
On-site inspections of compliance with disability access elements of completed buildings	Class 6 and 9 buildings	≥ 20 inspections
Desktop assessment of deemed-to-satisfy and performance solutions for energy efficiency elements of building approval documentation for new homes	Class 1a buildings	≥ 20 desktop assessments
Desktop assessments and on-site review of installed fire services for newly completed buildings	Class 2-9 buildings	≥ 10 buildings

Audit Priorities 2025-26 – Reports and Industry Bulletins

Table One – Building Code of Australia Building Classes

Building Code of Australia - Classification	Types of Buildings
Class 1a, 1b	Free standing or attached (side by side) single dwellings and additions; small boarding houses, guest houses
Class 2	Residential apartment buildings
Class 3	Residential portions of hotels, motels, hospitals, health care or residential care buildings
Class 4	Separate dwelling in a class 5, 6, 7, 8 and 9 building
Class 5	Office/commercial premises
Class 6	Retail/shop premises
Class 7a, 7b	Car parks and warehouses
Class 8	Factories; laboratories; workshops
Class 9a, 9b, 9c	Health care; assembly; aged care buildings
Class 10a, 10b, 10c	Non-habitable buildings (garage/shed and the like); a structure (fence, wall, mast, swimming pool); private bushfire shelter.

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Department of Energy, Mines, Industry Regulation and Safety

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