

From: ICW Seismic Project <icwseismicproject@gmail.com>
Sent: Thursday, 21 December 2023 9:36 AM
To: Chris Penk <chris.penk@parliament.govt.nz>
Subject: Fwd: Support for bringing forward a review of the earthquake-prone legislation

Kia ora Minister Penk

Further to our earlier email (below), I've attached our briefing that sets out the problem, the impacts, a pragmatic and sustainable solution to resilient buildings, and steps you can take to progress such a solution.

We would like to meet with you early in the new year to discuss the impact of this legislation on apartment owners. For apartment owners, it's more than just a building, it is their homes. Inner City Wellington (ICW) has engaged with owners for over 10 years on this issue - we've done the research on the policy process and legislation, we've collected data, we know what the impacts are on apartment owners - and we have a suggested way forward.

ICW has engaged with Wellington City Council on this issue for many years to highlight the impacts on its ratepayers of this legislation and the need for a review, and will continue to work with them. ICW can provide you with the apartment owners' perspective that WCC is not able to do.

We look forward to hearing from your office with a meeting date. We would appreciate an acknowledgement email to say this email has been received.

Meri kirihimete, Merry Christmas and have a relaxing break. We look forward to working with you in the new year.

Regards,

Geraldine Murphy, Spokesperson on Seismic Matters, Inner City Wellington

From: ICW Seismic Project <icwseismicproject@gmail.com>
Date: Mon, Dec 11, 2023 at 12:20 PM
Subject: Support for bringing forward a review of the earthquake-prone legislation
To: chris.penk@parliament.govt.nz <chris.penk@parliament.govt.nz>

Kia ora Minister Penk

The financial, housing and wellbeing impact of the earthquake-prone building legislation on apartment owners has been and continues to be substantial.

It is critical that an independent review is initiated urgently. Pushing out deadlines will provide temporary relief for owners, but is not the solution. Some apartment owners are currently facing [compliance and potential enforcement action](#) by the council, despite all their efforts to comply.

[Inner City Wellington](#) (ICW) welcomes:

- your recognition of the challenges facing building owners
- that you would consider bringing the scheduled 2027 review forward, and
- that any proposed changes need to be proportionate, consistent and give people certainty.

ICW is a residents group for Wellington's inner city. ICW, in liaison with affected owners, has advocated on behalf of apartment owners since our establishment in 2009 highlighting the impacts of the earthquake-prone buildings legislation on this group of homeowners with local and central government ministers, mayors, councillors, officials and officers. We have long called for an independent review of the legislation, with the four key reasons summarised in this July 2022 article '[Earthquake-prone legislation - it is time for a rethink](#)'.

We would welcome an opportunity to meet with you as soon as possible to provide an overview of the issues facing apartment owners. It is critical that the impacts on this group of owners are considered explicitly and not subsumed into a broad group of building owners.

We realise that this is a very busy time for you settling into your new role. We will prepare a briefing that sets out our position on what is required to address the impacts of this legislation.

We have a strong understanding of the impacts of this legislation on apartment owners. We have data on the impacts through a survey of around 100 affected apartment owners in 2020; we have analysed the cost-benefit analysis commissioned by MBIE in 2012; we can see the emerging issues arising from the changes to the design guidelines for new buildings following the National Seismic Hazard Model review; we have thought about a pragmatic way forward to increase resilience of buildings over time and we have thought about what a review needs to cover. The review needs to bring in the views of others who are questioning the basis for the policy. Our experience of the interim evaluation of the earthquake-prone building system undertaken by MBIE in 2019 and published in June 2021 reinforces our view that the review must be independent.

We are keen to work with you and we look forward to hearing from your office.

Regards,

Geraldine Murphy, Spokesperson on Seismic Issues, Inner City Wellington