



COVERSHEET

Minister	Hon Chris Penk	Portfolio	Building and Construction
Title of Cabinet paper	Focusing the earthquake-prone building system	Date to be published	29 September 2025

List of documents that have been proactively released		
Date	Title	Author
September 2025	Focusing the earthquake-prone building system	Office of the Minister for Building and Construction
10 September 2025	Focusing the earthquake-prone building system ECO-25-MIN-0139 Minute	Cabinet Office
22 August 2025	Regulatory Impact Statement: Effectively managing seismic risk in existing buildings	Ministry of Business, Innovation and Employment
June 2025	Earthquake-prone building system and seismic risk management review report	Ministry of Business, Innovation and Employment

Information redacted

YES / NO

Any information redacted in this document is redacted in accordance with MBIE's policy on Proactive Release and is labelled with the reason for redaction. This may include information that would be redacted if this information was requested under Official Information Act 1982. Where this is the case, the reasons for withholding information are listed below. Where information has been withheld, no public interest has been identified that would outweigh the reasons for withholding it.

Some information has been withheld for the reason of Confidential advice to Government.

In Confidence

Office of the Minister for Building and Construction
Cabinet Economic Policy Committee

Focusing the earthquake-prone building system

Proposal

1. This paper seeks approval of changes to the earthquake-prone building (EPB) system.

Relation to government priorities

2. This will help grow the economy and deliver more affordable housing.

Executive Summary

3. The EPB system aims to prevent loss of life and injuries by requiring earthquake-prone buildings to be identified and remediated within set timeframes. However, the system has failed to target the truly high-risk buildings, with over 8,000 buildings caught up in the regime – placing significant cost onto building owners and communities.
4. I propose a more proportionate and risk-based system that will reduce costs for building owners while retaining the objective of reducing life safety risk by focusing mitigation requirements on high-risk building types in medium and high seismic zones only.
5. This includes removing low seismic zones like Auckland and Northland from the regime entirely, and limiting regulatory obligations to unreinforced masonry buildings and 3+ storey concrete buildings.
6. This means that around 55% of current EPBs (approximately 2,900 buildings) will be removed from the system. Of the remainder, around 1,440 will have more cost-effective remediation requirements, and 840 buildings in small and rural towns will have no requirement for remediation at all, instead only being recorded on the EPB register. Only around 80 buildings will still require a full retrofit due to the relatively high risk they pose.
7. By focusing on high-risk buildings and cost-effective approaches, remediation can occur faster than under the previous regime, thereby better protecting New Zealanders.
8. These changes will deliver around \$8.2 billion in savings for building owners, including for Government agencies, such as Health, Education, Justice and Fire and Emergency.
9. In addition, I propose to lower the cost of remediation for building owners by removing the current requirement to simultaneously undertake upgrades to meet fire and disability requirements, which adds cost and prevents seismic remediation from occurring.
10. Finally, this paper proposes to give territorial authorities discretion to grant a 5-year extension to deadlines and for relevant ministers to work on other forms of regulatory relief for buildings still caught in the system, including by amending heritage rules.

Background

11. The current EPB system was introduced in 2017 in response to recommendations from the Canterbury Earthquakes Royal Commission. In April 2024, Cabinet agreed to review the EBP system, due to concerns over its workability and effectiveness. The review was led by the Ministry of Business, Innovation and Employment (MBIE), and was overseen by an external Steering Group with broad membership and an independent chair. MBIE's draft report is attached (Appendix A).

12. To provide space for the review, Parliament extended remediation deadlines by four years, with a power to extend deadlines by a further up-to two years by Order in Council.

Issues with the current EPB system

13. The review found that some parts of the EPB system are working well, with around 1,500 EPBs strengthened or demolished to date. But progress with the remaining 5,800 has been proving more difficult due to issues with the EPB system, including that:
- 13.1. remediation can be disruptive, beyond the means or capability of a building owner, or simply uneconomic;
 - 13.2. some buildings are being vacated or strengthened disproportionately to their risk because of misunderstandings of %NBS¹ ratings;
 - 13.3. buildings are being captured by the system that were not intended to be, including via the 'identify at any time' pathway;
 - 13.4. enforcing remediation obligations is costly, time-consuming and impractical for territorial authorities;
 - 13.5. restrictions imposed by heritage status pose additional barriers to remediation.
14. New Zealand's approach to managing EPBs is relatively unique. Overseas, it is not common to place mandatory remediation requirements on owners of private buildings.

I propose to refocus the regime on highly vulnerable buildings only

15. The review of seismic risk management in existing buildings proposes that reducing life safety risk remain the system's primary objective, but with a stronger emphasis on keeping costs proportionate to the likelihood and consequence of building failure. It sets out options ranging from improving the current system to removing it entirely.
16. The Steering Group supported Option 3 (*focus regulatory obligations on high-risk concrete and unreinforced masonry buildings*) as a more risk-based, proportionate approach to managing risk. I propose a similar approach to Option 3, with a key change being the exclusion of buildings in low seismic risk areas ('zones') (refer to Appendix B).
17. Taken together, the changes will reduce the number of EPBs by around 55% (2,900 buildings) and introduce more cost-effective mitigation requirements for nearly all remaining EPBs. This reflects public calls for a more risk-based approach and incorporates elements of international best practice.
18. The new system will have higher benefit-cost ratios across most regions than the status quo, and the changes will generate around \$8.2 billion in savings for building owners, including Government agencies. The number of EPBs owned by Health, Education, Justice and Fire and Emergency is expected to fall from around 90 to 15 buildings.
19. The new EPB system will cover high-risk 3+ storey buildings of heavy construction (generally concrete) and unreinforced masonry buildings only.² This reflects their higher seismic vulnerability. To achieve this, I propose amending the Building Act to remove EPB status upon commencement from all EPBs that are not one of these two types, and that in future only these types of buildings can be designated an EPB.

¹ New Building Standard (%NBS) provides a relative measure of the life safety risk posed by a building during ground shaking in future earthquakes.

² The definitions will broadly reflect current Profile Categories A and B in the EPB Methodology.

Buildings in low seismic zones will be removed from the EPB system

20. I propose that all EPBs in low seismic zones - Auckland, Northland and the Chatham Islands – (around 1,400 buildings or 25% of those currently on the EPB register) have that status removed, and that no buildings there can newly be designated as EPBs. This is consistent with focusing regulation on the higher risk areas.
21. The seismic zones also need updating to reflect the latest scientific knowledge. [Appendix D]. This will shift Coastal Otago (including Stewart Island) from a low to medium seismic zone, as the estimate of earthquake hazard there has increased by 160%. This means that the around 150 EPBs there will still require at least some risk mitigation and other EPBs can be identified there in future.
22. I propose that EPBs in these areas retain their current remediation deadlines, rather than these being brought forward to reflect the shift to a higher seismic zone. The 1 July 2032 deadline for identifying EPBs there will also remain unchanged, and territorial authorities there will not have to identify “priority buildings”.
23. There will be no change to identification timeframes or remediation deadlines for EPBs in areas where the seismic zone remains unchanged.

Priority status will be removed from some EPBs

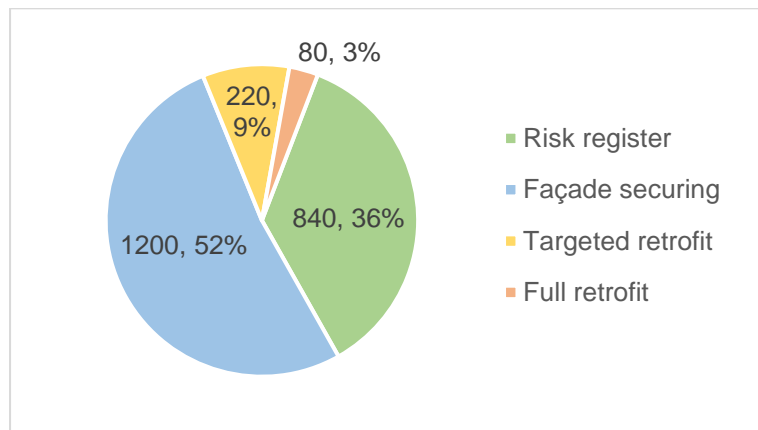
24. Priority buildings are EPBs that either pose a higher risk to life safety or that are critical to emergency responses. They have half the remediation timeframe of other EPBs in the same seismic zone. Some territorial authorities have identified many priority EPBs, and in some cases the rationale for these designations is contestable.
25. Currently, an earthquake-prone building may be a priority building if it is:
 - 25.1. an unreinforced masonry building (eg unsecured façade) that could fall onto a thoroughfare with high vehicle or pedestrian traffic in an earthquake; or
 - 25.2. a building that could impede an emergency services route if it collapses in an earthquake; or
 - 25.3. a building that has a particular use, such as being needed for emergency response (eg a hospital or fire station).
26. I propose to remove 25.3 (a building’s use) because Government agencies should prioritise, fund and implement their own seismic risk mitigation as good stewards of their buildings and it is not necessary to have an additional requirement in the Building Act.
27. Territorial authorities will need to identify buildings that are no longer priority buildings and reissue their EPB notice to reflect the non-priority timeframe in that seismic zone.

Mitigation requirements will be based on risk, and will use new engineering methodologies

28. Unlike the current system, which requires full remediation of all EPBs to at least 34%NBS, there will be more proportionate mitigation requirements (refer Table 1). While not required to remediate, owners of EPBs with a ‘risk register’ requirement will need to undertake at least façade securing to have their EPB status removed.
29. I also propose to remove the requirement for EPB notices to be attached to EPBs that do not have a mandatory remediation requirement. This information will continue to be stored, and made publicly available, on the EPB Register.

Table 1: Future EPB risk mitigation requirements, by building type and location

		BUILDING TYPE		
		3+ storey high risk heavy construction (eg concrete) buildings	Unreinforced masonry buildings	
			1-2 storey	3+ storey
LOCATION	Rural or small town ³	Targeted retrofit ⁴	Risk register ⁵ only	Façade securing ⁶
	Urban centre		Façade securing	Full retrofit ⁷

Figure 1: Approximate distribution of mitigation requirements amongst remaining EPBs⁸

Remediation deadlines will be made more flexible

30. Remaining EPB owners will need sufficient time to get to grips with the new system and plan remediation, where required. I therefore propose to enable EPB owners to apply to their territorial authority for seismic work deadline extensions of up to five years in total.
31. Owners of EPBs with remediation deadlines that expired on or before commencement of the amendment Act will be able to apply to their territorial authority for an extension of up to five years from the date of approval, and such an extension can have retrospective effect.
32. In deciding whether to grant an extension, the territorial authority could consider the building's ownership structure, the mitigation requirement, the extent of seismic work required, whether it has priority building status, any steps taken to plan or carry out seismic work, and the current deadline. The territorial authority could also set conditions when granting extension, such as requiring the building owner to provide evidence that they are actively working towards meeting their mitigation requirement.

³ Outside medium, large and metro centres (Stats NZ Functional Urban Area 2018 classifications).

⁴ A retrofit for multi-storey concrete buildings that addresses the worst vulnerabilities.

⁵ The EPB will be recorded on the EPB Register, as currently (along with all other EPBs).

⁶ A retrofit that secures façades and walls facing onto public spaces or above adjacent properties.

⁷ A retrofit that addresses all identified significant building vulnerabilities (in addition to façade securing) to a level comparable to the current mandatory minimum.

⁸ Based on data from 5,212 current EPBs. There are now approximately 5,800 EPBs.

%NBS will no longer be used to identify EPBs

33. The %NBS rating system will no longer be used in the EPB system. Instead:

- 33.1. unreinforced masonry buildings with unsecured façades and walls facing public areas or above adjacent properties will be deemed to be EPBs because of their risk profile and no building assessment will be required; and
- 33.2. 3+ storey concrete buildings will be assessed for EPB status using the new targeted retrofit methodology (which focuses on significant vulnerabilities that can lead to building collapse).

34. This is consistent with international best practice and addresses problems with %NBS ratings (refer to paragraphs 112-117 of Appendix A).

The 'identify at any time' pathway will be narrowed to capture the highest risk buildings only

35. A territorial authority can determine a building to be an EPB at any time. This was intended to capture the highest risk buildings like the CTV Building in Christchurch, but has been used much more frequently, including to capture around 1,800 buildings that are not the most vulnerable building types.

36. I propose to amend the Building Act's 'identify at any time' provision so that it is narrowed and may only be used to identify an EPB if:

- 36.1. the building was completed before the amendment Act comes into effect; and
- 36.2. it is a high risk post-1976 3+ storey building of heavy construction (as per the updated EPB methodology) in a medium or high seismic zone; and
- 36.3. the MBIE Chief Executive authorises the designation of that building as an EPB.

37. The MBIE Chief Executive could authorise the EPB designation if satisfied that:

- 37.1. that the criteria in paragraphs 36.1 and 36.2 have been satisfied; and
- 37.2. the territorial authority has provided the building owner with an opportunity to respond to the proposed designation and has taken any relevant information they provide into account.

Lowering costs for building owners still caught up in the system

38. The Building Act requires, in general, that EPBs undergoing an 'alteration' must also be brought to compliance as nearly as reasonably practicable with the Building Code's current requirements for means of escape from fire and, if open to the public, disability access/facilities. The added cost can pose a barrier to remediation and redevelopment.

39. I propose that a building consent application only for seismic work should not trigger a requirement to undertake work to meet these other Building Code provisions to lower cost for building owners and make it easier to do the required remediation work.

40. In addition, buildings that undergo a change of use currently must also meet certain Building Code requirements as nearly as reasonably practicable. In relation to seismic work, this has typically been interpreted as remediating to 67%NBS or greater. I therefore propose that EPBs undergoing a change of use only be required to meet their mitigation requirement (as per Table 1, above) in relation to seismic work.

Relationship to the Health and Safety at Work Act 2015

41. There is uncertainty about whether persons could be held liable under the Health and Safety at Work Act 2015 (HSW Act) in relation to managing seismic risk in buildings.

42. On 17 March 2025, the Cabinet Business Committee agreed to sharpen the coverage of the HSW Act so that if duty holders comply with relevant requirements under other legislation, like the Building Act 2004, to manage a health and safety risk, the HSW Act does not require a higher standard for the same risk. I understand a Bill to give effect to this and other decisions is being progressed. My officials will work with WorkSafe on guidance or other information to make clear how the two regimes interact.

Options to assist owners of buildings that remain EPBs

43. My proposals will remove many current EPBs from the regime and provide more cost effective requirements for most of the remainder. But around 80 EPBs will still require full remediation due to the risk they pose. Some of these will be residential apartments.
44. Heritage rules pose a significant barrier to remediation. Around 270 heritage buildings will remain EPBs. Most will only require façade strengthening but some will require targeted or full retrofits which can be twice as costly as non-heritage retrofits.

Confidential advice to Government

Confidential advice to Government

47. I propose to work with relevant Ministers to enable a return to Cabinet regarding options to provide regulatory relief to building owners.

Cost-of-living Implications

48. The current system places significant costs on many building owners, some of which will unavoidably be passed on to their tenants or customers. My proposed changes will reduce cost pressures via cost savings of around \$8.2 billion.

Implementation

49. Territorial authorities will have a key role during the transition but, after implementation, there will be many fewer EPBs, so the system will be easier to administer and enforce. MBIE will help territorial authorities to identify which EPBs in their area are having that status removed, but the final decision will sit with the territorial authority. MBIE will also produce guidance and information for wider stakeholders.

Financial Implications

50. Territorial authorities will incur administrative costs to implement the changes, including to remove buildings from the EPB Register and to determine other buildings' mitigation requirements. As building owners have no choice in the matter, I propose that territorial authorities cannot charge a fee for this work, but can charge for extension applications.

Legislative Implications

51. I intend to give effect to my proposals

Constitutional conventions

Constitutional conventions

53. I propose that decisions relating to transitional timeframes and commencement dates for provisions in the Bill be delegated to the Minister for Building and Construction.

Regulatory Impact Statement

54. A Regulatory Impact Statement (RIS) has been prepared and is attached to this Cabinet paper (Appendix E). The Regulatory Impact Analysis Review Panel at MBIE has reviewed the RIS and determined that it partially meets the criteria.

Climate Implications of Policy Assessment

55. The Climate Implications of Policy Assessment (CIPA) team has been consulted and confirms that the CIPA requirements do not apply to this policy proposal.

Population Implications - Appendix F

Human Rights

56. The proposals in this paper are consistent with the New Zealand Bill of Rights Act 1990 and the Human Rights Act 1993. However, there could be implications for the United Nations Convention on the Rights of Persons with Disabilities.

Use of external Resources – Appendix G

Consultation

57. MBIE consulted the following agencies: Departments of: Corrections, Internal Affairs, Prime Minister and Cabinet. Fire and Emergency New Zealand, Health New Zealand Te Whatu Ora, Heritage New Zealand Pouhere Taonga, Kāinga Ora, Land Information New Zealand, National Emergency Management Agency (NEMA), Natural Hazards Commission Toka Tū Ake, New Zealand Defence Force, Te Puni Kōkiri, the Treasury, WorkSafe New Zealand. Ministries for/of: Culture and Heritage, Disabled People – Whaikaha, Education, Housing and Urban Development, Justice, Pacific Peoples, Regulation, Social Development (Office for Seniors), the Environment.

Free and frank opinions

Free and frank opinions

60. MBIE received 77 online submissions, established 19 sector-specific focus groups that it met with 49 times during the Review, and met with government agencies.

Communications and Proactive Release

61. I intend to announce the Review findings via press release after Cabinet decisions.
62. This paper will be proactively released, subject to redactions consistent with the Official Information Act 1982, within 30 business days of decisions being made. I also intend to

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proactively release the final Review report, a letter to me from the Seismic Review Steering Group and the externally procured inputs that are discussed in this paper.

Recommendations

The Minister for Building and Construction recommends that the Committee:

- 1 **note** that Cabinet agreed to conduct a review of seismic risk management in existing buildings on 2 April 2024 [ECO-24-MIN-0043] and to its Terms of Reference on 4 June 2024 [ECO-24-MIN-0087];
- 2 **note** that the Review has been completed and its final report outlines significant problems with the earthquake-prone building system [refer to Appendix A];

Targeting highly vulnerable buildings in medium and high seismic zones only

- 3 **agree** that the Building Act 2004 be amended such that, from the date of commencement of the Amendment Act, a building can only be determined to be earthquake-prone buildings if it is:
 - 3.1 in a medium or high seismic zone (thereby excluding Auckland, Northland and the Chatham Islands); and either
 - 3.2 a high-risk, 3+ storey building of heavy construction (generally concrete); or
 - 3.3 an unreinforced masonry building;

Updating the seismic zones

- 4 **agree** that the Building Act 2004 be amended to change the meaning of low, medium and high seismic risk, such that seismic zones will be updated and coastal Otago including Dunedin (and Stewart Island) will shift from a low to medium seismic zone;
- 5 **agree** that the Building Act 2004 be amended such that earthquake-prone buildings in coastal Otago including Dunedin (and Stewart Island) issued an EPB Notice prior to commencement of the Amendment Act retain their current remediation deadline;
- 6 **agree** that the Building Act 2004 be amended such that the timeframes for territorial authorities to identify earthquake-prone buildings in coastal Otago including Dunedin (and Stewart Island) remain as they were at commencement of the Building (Earthquake-prone Buildings) Amendment Act 2016;

Amending status and designations

- 7 **agree** that the Building Act 2004 be amended such that, from the date of commencement of the Amendment Act, EPB status is removed from all current EPBs that do not meet the criteria in recommendation 3;
- 8 **agree** that the Building Act 2004 be amended to require a territorial authority to promptly notify a building owner that their building is no longer designated an earthquake-prone building (due to recommendation 7) and remove the building from the EPB Register;

Removing priority building status from some earthquake-prone buildings

- 9 **agree** that the Building Act 2004 be amended so that the meaning of “priority building” will only include an earthquake-prone building that is:
 - 9.1 an unreinforced masonry building (eg unsecured façade) that could fall onto a thoroughfare with high vehicle or pedestrian traffic in an earthquake; or

- 9.2 a building that could impede an emergency services route if it collapses in an earthquake;
- 10 **agree** that the amendment in recommendation 9 will apply to earthquake-prone buildings that current have priority building status, with that status to be removed at commencement of the Amendment Act where no longer applicable;
- 11 **agree** to amend the Building Act 2004 to require territorial authorities to identify priority buildings not meeting the definition, reissue the EPB notice for those buildings with a deadline aligned with the statutory timeframe for non-priority buildings in that seismic zone, update the EPB Register and promptly notify the building owner;

Introducing a range of mitigation requirements for EPBs

- 12 **agree** that the Building Act 2004 be amended so that EPB owners are required to either meet their building's mitigation requirement or demolish the building;
- 13 **agree** that the mitigation requirements in recommendation 12 are risk register, targeted retrofit, façade securing and full retrofit (see Table 1, page 4);
- 14 **agree** that the Building Act 2004 be amended to remove the requirement for EPB notices, which includes exemption notices, to be attached to earthquake-prone buildings that do not have a mandatory remediation requirement;

Enabling remediation deadline extensions

- 15 **agree** that the Building Act 2004 be amended to enable owners of earthquake-prone buildings to apply to the relevant territorial authority for seismic work deadline extensions of up to a cumulative total of five years, with conditions able to be set;
- 16 **agree** that the amendment in recommendation 15 will include owners of earthquake-prone buildings with seismic work deadlines that expired on or before the date of commencement of this amendment Act, who will be able to apply to the territorial authority for an extension for any period that is no longer than five years from the point of approval and can apply retrospectively;
- 17 **agree** that the matters the territorial authority may consider when deciding whether or not to grant an extension are the building ownership structure, mitigation requirement, extent of remediation required, any steps taken to plan or carry out seismic work, whether it has priority building status and its remediation deadline;
- 18 **agree** that the amendment in recommendation 15 does not affect the current heritage earthquake-prone building extension provision;

Narrowing the 'identify at any time' pathway for identifying EPBs

- 19 **agree** that the Building Act 2004's 'identify at any time' provisions be amended such that that it can only be used to identify an earthquake-prone building if:
- 19.1 the building was completed before commencement; and
- 19.2 it is a high risk post-1976, 3+ storey building of heavy construction, as per the updated EPB methodology, in a medium or high seismic zone; and
- 19.3 the MBIE Chief Executive authorises the territorial authority's designation;
- 20 **agree** that the MBIE Chief Executive's power in recommendation 19.3, above will be limited to approving the designation if they are satisfied that:
- 20.1 the criteria at 19.1 and 19.2 have been met; and

- 20.2 the territorial authority has provided the building owner an opportunity to respond to the proposed designation, and has taken into account any relevant information they provide;

Lowering costs for building owners

- 21 **agree** that the Building Act 2004 be amended to require an earthquake-prone building to meet its mitigation requirement (as per Table 1), rather than a higher standard in relation to seismic work, when undergoing a change of use;
- 22 **agree** that the Building Act 2004 be amended so that a building consent application for an alteration to an earthquake-prone building that only involves undertaking the necessary seismic work does not trigger a requirement to undertake concurrent building work to meet Building Code provisions relating to means of escape from fire and disability access/facilities;
- 23 **direct** officials to work on additional regulatory options in other portfolios, to support owners, so that relevant Ministers can report back to Cabinet on these;
- 24 **direct** the Minister for Building and Construction to work with relevant Ministers on the interaction between the EPB system and heritage buildings Confidential advice to Government
- [REDACTED]
- [REDACTED]

Miscellaneous recommendations

- 25 **agree** that the Building Act 2004 be amended to remove the use of earthquake ratings in the EPB system;
- 26 **agree** to delegate to the Minister for Building and Construction decisions on commencement dates and transitional timeframes for the provisions in the Bill;
- 27 Constitutional conventions
- [REDACTED]
- [REDACTED]
- 28 Constitutional conventions
- [REDACTED]
- [REDACTED]
- 29 **invite** the Minister for Building and Construction to issue drafting instructions to the Parliamentary Counsel Office to give effect to the above paragraphs;
- 30 **authorise** the Minister for Building and Construction to make decisions, consistent with the proposals in these recommendations and the overall policy framework described in this paper, on any issues that arise during the drafting process.

Authorised for lodgement

Hon Chris Penk
Minister for Building and Construction

Appendices

- A. Final report of the earthquake-prone building system and seismic risk management review
- B. A3 overview of the proposed scheme
- C. Case study taken from the Review Report (Appendix A)
- D. Maps of current seismic risk areas and indicative new seismic zones
- E. Regulatory Impact Statement
- F. Population impacts
- G. Elements of the Review carried out by external providers

Appendix C: Case study taken from the Review Report

Case Study 1: Commercial Building - 102 High Street, Dannevirke

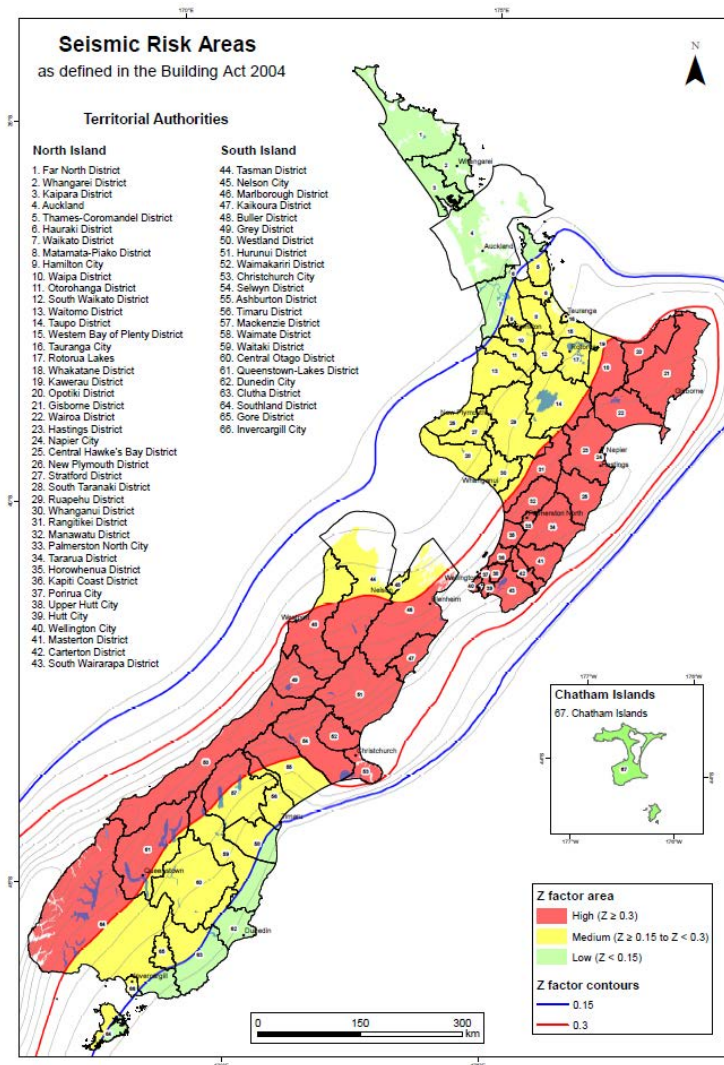
This retail store has been home to a small owner-occupier IT business since 2014. Tararua District Council issued an earthquake-prone building notice in December 2023, and the building must now be remediated by June 2035.

The owner purchased the property for \$50,000, but estimates strengthening work could cost \$200,000. In contrast, demolition works could cost \$60,000 but, without the store to run their business from, the owner does not know how they would pay these costs.

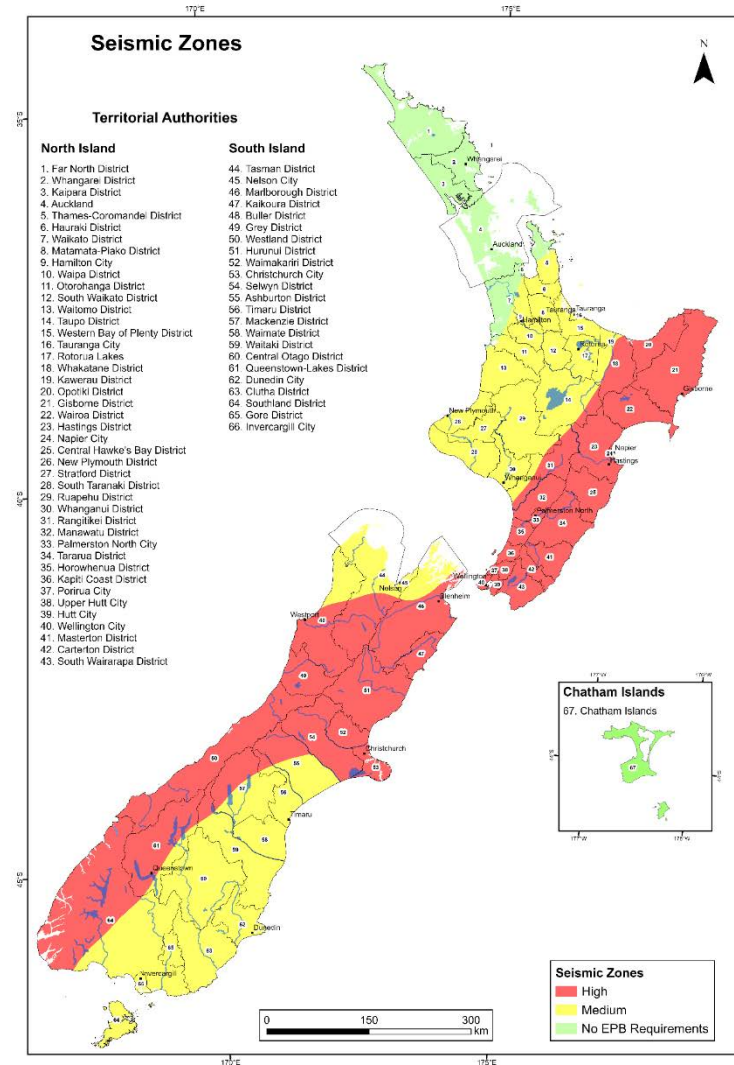


Appendix D: Maps of current seismic risk areas and indicative new seismic zones

Current seismic risk areas



Indicative new seismic zones



Appendix F: Population impacts

Population group	How the proposal may affect this group
Rural/provincial communities	<p>There is likely to be a significant reduction in remediation obligations for current and future unreinforced masonry EPBs in provincial centre.</p> <p>This will reduce financial pressure on building owners to strengthen their buildings (or to demolish or abandon buildings) and potentially lead to greater preservation of heritage value and support the continued operation of small businesses and tourism in provincial centres.</p>
Disabled people	<p>Disabled people are particularly vulnerable in an earthquake. This means they could be particularly affected by any residual life safety risk in buildings that may no longer be mitigated due to these proposals.</p> <p>The amendment of the alterations provisions for building work on EPBs means that EPBs undertaking seismic work (and no other alterations) will not require additional upgrades to meet specified Building Code requirements, for example those relating to means of escape from fire and disability facilities/access. This is a particular risk for disabled people who already experience greater additional barriers in fire escape and building accessibility than non-disabled people.</p>
Seniors	<p>Some owners of EPBs, including residential apartments, are older and face significant financial pressure and stress due to current remediation requirements. Under the new system, some older owners may have no, or reduced, remediation requirements. The amendment of the alterations provisions for building work on EPBs means that EPBs will not require additional upgrades to meet specified Building Code requirements eg those relating to means of escape from fire.</p>
Faith-based communities	<p>Some churches have been deemed to be EPBs, which has placed pressure on faith-based communities to fund seismic strengthening work. Under the new system, there may be fewer churches or church buildings captured, or some buildings that are still captured may have simpler/less-costly mitigation requirements.</p>
Māori	<p>Some marae buildings have been captured by the current EPB system. Under the new system, buildings such as those on marae are less likely to be captured (for example, under the 'identify at any time' pathway) and to face remediation obligations. This would reduce financial pressure on whānau, hapū and (occasionally) iwi who own marae.</p>

Appendix G: Elements of the Review carried out by external providers

Four elements of the Review were contracted out to external providers. This was necessary due to the specialised nature of the work involved.

Deliverable	Provider	Number of people involved	Duration
Cost-benefit analysis	Beca	14	8 months
Operationalisation and implementation of the earthquake-prone building system	Sapere	9	7 months
Willingness to pay study and behaviour insights study	ResOrgs	7 (project team) and 4 (advisory panel)	6 months
Analysis of approaches in overseas jurisdictions	University of Auckland	3	3 months
Feasibility study on targeted retrofit approaches	Holmes Consulting	6	3 months