



Building
Professionals
Board

NSW Building Professionals Board update

Jonathan Lynch, Team Leader Accreditation

Environmental Development and Allied Professionals

Annual Conference

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www.bpb.nsw.gov.au

Today's presentation



- BPB in 2016
- Recent achievements
- Certifiers in NSW
- Priorities for BPB
- Opportunities to get involved

BPB in 2016

The current Board has served for nearly three years now. It's focused on **listening to and understanding the concerns and suggestions of certifiers and councils** to provide better support.

- The Board now operates as part of Fair Trading and reports to the Minister for Innovation and Better Regulation.
- We continue to improve service delivery, education, certifier supply and efficiency in accreditation and investigations.
- Despite resource constraints we're achieving in these areas whilst awaiting the Government's response to the Building Professionals Act Review.
- Our ambitious targets for 2016 aim to support certifiers and keep improving the certification system.

BPB in 2016: our vision and mission



Vision: NSW has an effective and sustainable certification system aligned to the agreed framework for building regulation and development control.

Mission: To improve compliance of building and subdivision work in NSW with the Building Code of Australia and requirements of the Environmental Planning and Assessment Act through implementation of a transparent, efficient, fair and effective system of accreditation, education, audit and investigation of building professionals.

Recent achievements: Policy and reform

- Administrative support to the independent review of the Building Professionals Act, including the regional roadshow to hear your views.
- Draft *Practice Guide for Accredited Certifiers*, and cooperative enforcement framework for councils and certifiers, developed over 18 months of collaboration with councils, certifiers, and industry – supported by BP Act review.
- Established a mandatory CPD course in complying development for all A1-A3 certifiers to:
 - reduce complaints about complying development (currently ~30% of complaints)
 - increase knowledge and confidence in assessing complying development.
- Insurance Committee with industry membership to scope improved insurance model for certifiers. AAC has since launched ‘Certicover’ professional indemnity insurance.
- Regular practice advice (website and e-news): visitor numbers increased 56% from 2013-14 to 2014-15 following website relaunch.

Recent achievements: Accreditation

- Significantly faster processing: renewals 43% faster and new applications 35% faster (2014-15 compared to 2013-14).
- New pathways to accreditation:
 - more qualifications recognised in Accreditation Scheme
 - recognition of nationally-accredited qualifications (pending).
- Swimming pool certification:
 - accredited ~160 E1 swimming pool certifiers – *no complaints about their work to date*
 - approved three education providers to deliver mandatory E1 course.

Recent achievements: Investigations

- 140 complaints determined 2014-15
- Disciplinary Committee re-established mid-2015
- Holding certifiers accountable:
 - numerous fines, several \$10,000 and more
 - two recent cancellations of accreditation
 - more than 50 complaints determined by Committee.
- Disciplinary decisions also aim for behavioural change by imposing conditions on accreditation:
 - completion of relevant education courses
 - peer review of certificates/ determinations by another certifier
 - obtaining reports from other certifiers to guide determinations
 - periodic reporting to the Board.

Economic significance of certification across NSW

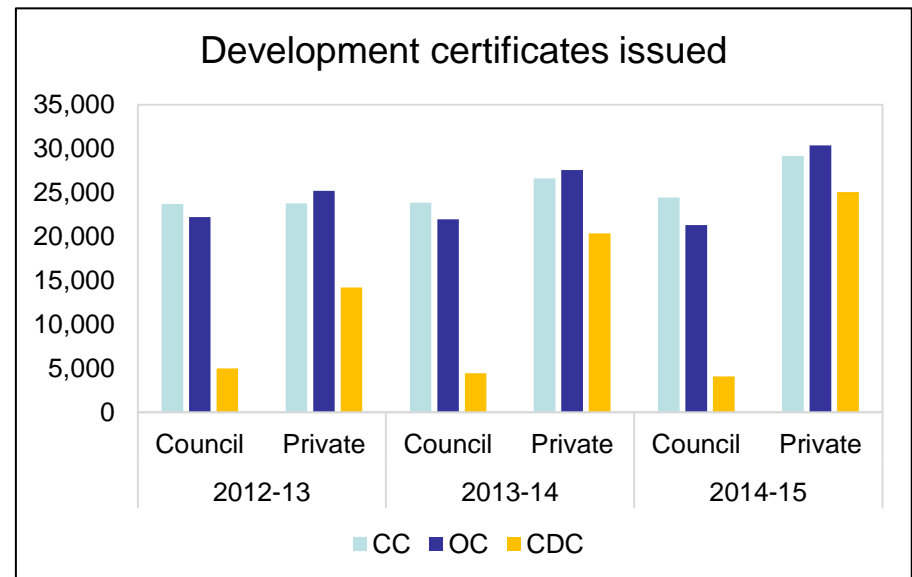
Certification activity in NSW continues to grow each year.

- **\$34.1 billion** of new development was approved in 2014-15.
- **\$5.24 billion** of this was complying development (32% of approvals); up 58% since 2012-13.

Private certifiers are issuing an increasingly greater proportion of certificates e.g. 86% of complying development (~28% of all approvals) valued at nearly **\$4.8 billion** in 2014-15.

This included:

- 94% of applications for commercial, retail and office development
- 89% of applications for new houses
- 81% of applications for residential alterations/ additions.



Population trends drive future certification needs in regional NSW

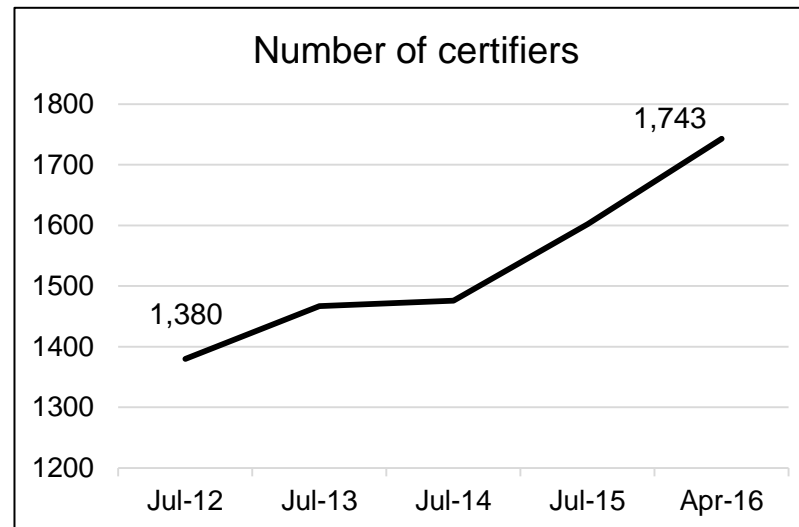
- Regional NSW needs **73,900 more new homes by 2021**, then another 54,200 by 2031 for 183,400 more people.
- Relatively elderly age structure: projections for minimal population growth and fewer people under 65.
- Dubbo trends:
 - more older people = need for aged care and health facilities
 - more single-person households = demand for apartments (in Dubbo, units sell faster than houses and have higher capital growth).
- Population trends also drive CPD/ education needs for certifiers and facilitate targeted delivery to local certification requirements.

Priorities for BPB

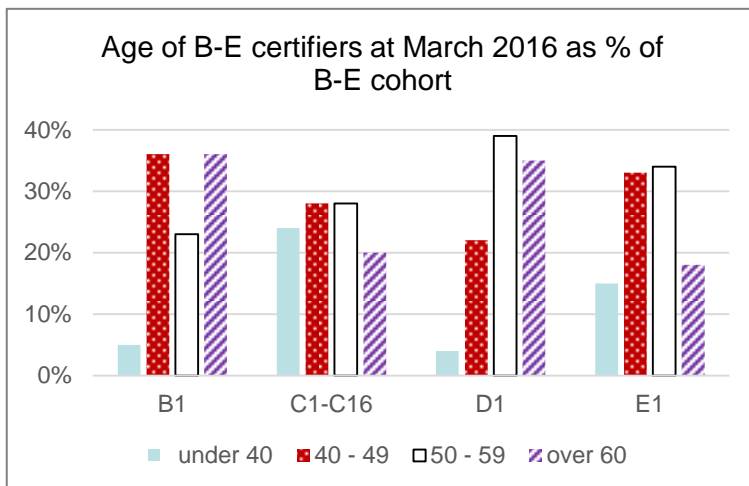
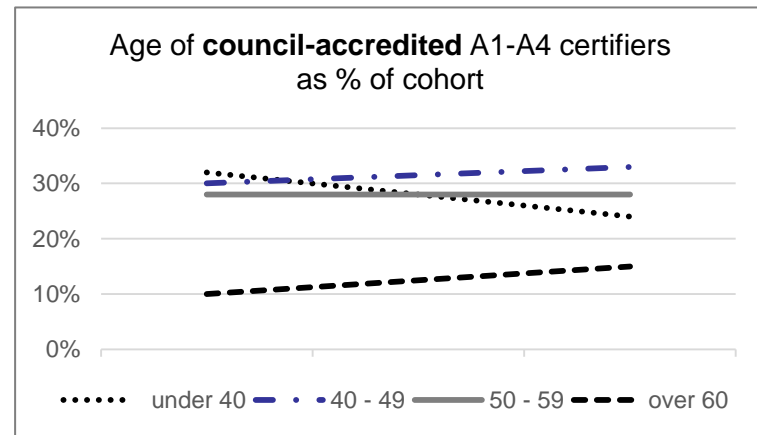
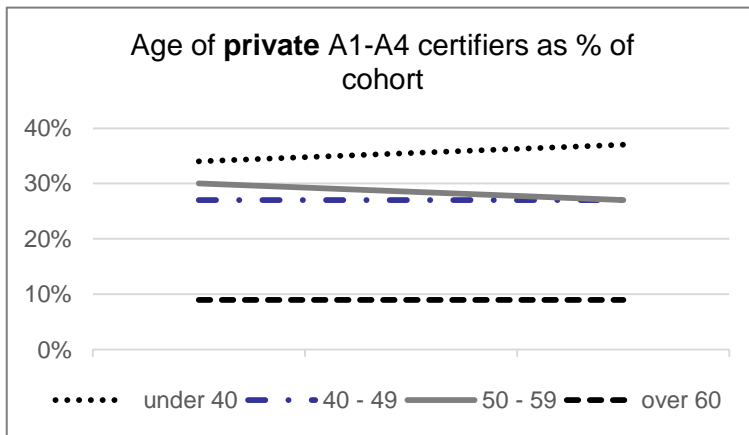
- **Ensuring enough building surveyors in regional NSW.** Need to ensure enough certifiers will progress through the A categories to replace those who retire, particularly in regional areas.
- **Promoting independence in certification.**
- **Increasing community awareness** of the responsibilities of certifiers compared to builders, development applicants and councils.
- **Improving working relationships** between councils and private certifiers.
- **Supporting certifiers** with more targeted training and CPD.
- **Ensuring inspection and certification regime is risk-based and flexible** to meet future construction trends and methods.
- **Improving government agency coordination** on certification and building regulation.

Certifiers in NSW

- Generally, there are enough certifiers in NSW to meet *current* development demand, including new housing.
- 7% of recently-surveyed A-category certifiers intend to retire in the next 3-5 years...
- ...but certifier numbers increase each year and the Board is committed to ensuring regional NSW has enough certifiers.

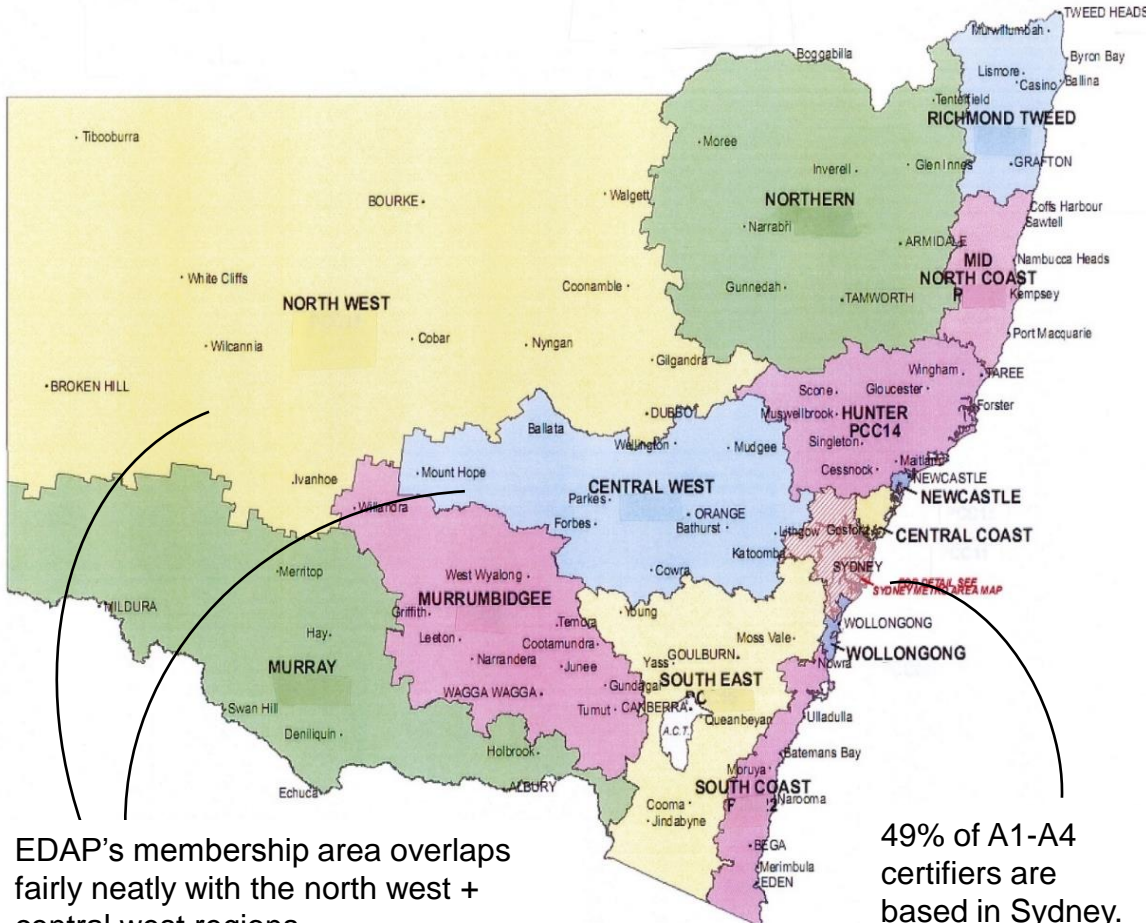


Certifiers in NSW: Age structure



- Private certifiers: slight shift in numbers towards younger age groups (opposite trend in council certifiers)
- Most B-E certifiers aged 40-59, but a good number of accredited engineers (C-categories) are under 40
- Data over last 18 months – too early to confirm trends

Priority: Supply of certifiers – *how many in EDAP western membership area?*



49% of A1-A4 certifiers are based in Sydney.

Council certifiers	North West	Central West
A1	12	24
A2	9	10
A3	4	4
A4	2	4
<i>Total</i>	<i>27</i>	<i>42</i>

Private certifiers	North West	Central West
A1	3	2
A2	0	1
A3	1	1
A4	2	1
B1	0	0
C1-16	0	1
D1	0	0
E1	0	3
<i>Total</i>	<i>6</i>	<i>9</i>

Priority: Supply of certifiers

- Attracting next generation of certifiers with new accreditation pathways
- More education courses and tools available online – important in remote areas
- Clear entry points for builders and construction managers to become accredited certifiers
- Working with universities to provide relevant courses
- BP Act Review proposed three-year accreditation
- BP Act Review proposed accreditation of fire safety systems certifiers
- Certain E1 certifiers: authorisation to carry out minor works
- A5 accreditation (port infrastructure) introduced, and expansion of A1 authority to port infrastructure

Priority: Certifier accountability and independence

- Ongoing business enhancement for faster complaint resolution
- Stronger disincentives: a focus on PINs for minor offences, and more publication of disciplinary outcomes
- Educational case studies on significant disciplinary outcomes
- More integration with Fair Trading on complaints where builder and certifier both at fault
- More guidance on certification function and role

Priority: Better policy and education

- Practice Guide and certifier/ council enforcement framework to be progressed if agreed by Government – awaiting response to BP Act Review
- Consultation on legislative proposals for improved occupation certificate regime, if agreed by Government
- CDC course evaluated and updated; approved education providers audited
- Setting CPD requirements for E1 certifiers – 6 hours/yr
- Publication of swimming pool certification consumer guide
- A5 (port infrastructure) training course

How councils can help

Regional NSW sets an example for council/ private certifier cooperation in addressing non-compliant development.

Councils, continue your great work for your community:

- **Work with** private certifiers to resolve development non-compliance, and take further action if certifiers exhaust their enforcement powers.
- Remember, councils can act **at any time** to enforce development non-compliance, whether or not there's a private PCA.
- Councils are often first to receive a complaint and may be best placed to take the initial action – this resolves matters quickly and maintains confidence in the building regulation system.
- Make sure all development certificates issued by the council are issued by an accredited certifier.

Opportunities to get involved

- Policy and legislative consultations: to be announced on website and in e-news
- Feedback welcome at any time on CDC and E1 courses, and any other suggestions
- **Don't forget!** 20% discount to renew **council** accreditation at least 4 months before expiry – for **faster service**, consolidate renewals and send together where possible

Further information

- FAQs at bpb.nsw.gov.au/faqs
- Contact BPB: bpb.nsw.gov.au/contact or (02) 8522 7800
- Subscribe to monthly e-news (see bottom of any page of BPB website)