

BUILDING THE FUTURE

Innovations in Certification &
Building Surveying

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Jill Brookfield – AAC CEO



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Industry Trends

- **Increased demand for more dwellings**
 - Federal government's national plan is to build 1.2 million homes across Australia during the next five years
 - NSW's agreed contribution is for an average of 75,000 new dwellings a year during this period
- **Growing demand for more Certifiers**
 - Ageing cohort
 - Opportunity to build a strong and fulfilling career path for the future

BUILDING COMMISSION NSW

- **On-going support**
 - Improving Certifier's role and responsibility
 - New Building Commissioner
 - Defects Library launching mid-June



What we want:

- Meaningful training
- Reinstate helpline and IT support
- 'Not applicable' button
- Real-time testing



NSW PLANNING PORTAL

AAC KEY UPDATES

- **Moving to Company Limited by Guarantee (CLG)**
 - Flexibility to welcome members outside of NSW and to become a national association
- **Professional Standard Scheme (PSS)**
 - At final stages for approval



MEDIA

MAY 2023 - MAY 2024



it's been
a year!

We're celebrating an anniversary.
NSW Fair Trading has been "considering" a Certifier's
application for registration since May 2023.

LinkedIn – 6 May 2024

Lack of certification set to obstruct housing plans

Jill
Brookfield



Registered certifiers will play a key role in delivering on the Minns Government's housing vision in 2024, however nearly half the workforce say they're considering leaving the profession.

Without independent officials available to issue development certificates for building and subdivision work, the government's plan to deliver 75,000 new houses each year will grind to a halt.

Like everyone else in NSW, the Association of Australian certifiers is pleased to see the Minns Government's steadfast resolve in finding solutions to solve the state's housing crisis.

Prior to the March election, we urged all parties to boost housing supply and address bottlenecks in the system – including the outdated rules preventing private certifiers from performing the same functions as council certifiers.

This makes little sense, particularly given private certification was an initiative of the Carr Government in 1998 to remove unnecessary regulation and streamline the assessment

process, with the aim to reduce approval response times and improve services to applicants, taking pressure off Councils unable to process development applications quickly enough.

We have repeatedly warned the Minns Government the dwindling numbers of Registered certifiers in NSW will put a huge handbrake on the expediency of any major reform.

Added to the shortage is the scale of the work they undertake and the barriers placed in front of them.

There is a huge over-complexity of legislation and some controls are just archaic, which cause grief to certifiers and other industry practitioners.

And then there is the Planning Portal, which quite simply is not fit for purpose.

The Portal is counter intuitive in how information must be submitted and does not recognise the complex nature of what is required – it's a well-known secret among those in certification and planning that the government is being let down by its technology.

The technology has become a direct barrier for certifiers who are endeavouring to issue development approvals and occupation certificates to assist NSW in delivering new homes, keep the economy moving and relieve the housing crisis.

It's not just certifiers who are battling with the Portal on a daily basis. The AAC is aware homeowners struggle with the platform as do other industry practitioners who meet simi-

lar barriers to use the Portal effectively. It's why a recent survey of our members across NSW made for sobering reading as it highlights the significant Certifier workforce shortage and those who are currently practicing feel under significant strain.

Nearly 80 per cent of the certifiers AAC surveyed said their workload was "high" or that they were "drowning in work".

Recruitment challenges have also persisted, with over a third of Certifier vacancies taking longer than 12 months to fill. An insufficient number of certifiers in the workforce is contributing to this high workload and causing people to leave the profession prematurely.

Nearly half of the certifiers that completed the survey were unsure if they were staying in the industry or had already decided that they will be leaving in the next 12-18 months.

The top reasons they identified as

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to why they are considering leaving are retirement, new career opportunities and work-related stress.

The certifier workforce is aging, with many experienced certifiers retiring amid growing concerns of insufficient certifiers in the future.

Nearly half of the certifier workforce is aged over 50 and only 15 per cent are less than 35 years old.

Certifiers who are leaving the industry unanimously point to stress and high workloads. More than two thirds of certifiers reported working over the normal 38-hour work week, with nearly a third reporting that they worked over 50 hours on a weekly basis. Many survey respondents cited the difficulties in attracting young people to the profession due to negative perceptions about certifiers and overly onerous registration pathways.

This is a real shame because a career as a registered certifier offers an enormous amount of flexibility, it is well-remunerated and it has long-term prospects as we look to deliver the new housing NSW needs.

NSW is facing the reality that it cannot house its people – and addressing this challenge will require the government to pull multiple policy levers.

Make no mistake, the housing crisis cannot be solved without certifiers. Without a concerted effort from the Minns Government, registered certifiers will be few and far between.

Daily Telegraph - 4 January 2024

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MEETINGS

Ministers

- **Paul Scully MP**
Minister for Planning & Public Spaces
- **Senator Andrew Bragg**
Liberal Senator for NSW (Federal)

Shadow Ministers

- **Tim James MP**
Shadow Minister for Fair Trading & Building
- **Scott Farlow MLC**
Shadow Minister for Planning & Public Spaces



CONSULTATION

Government

- Building Commission NSW
- Customer Service
 - Anomalies in legislation
 - Building Act
 - DCS Town Halls
- Planning
 - Planning Portal – AAC, DCS, ePlanning
 - NSW Planning Portal Industry Reference Group
 - Planning & Professional Peaks forum
 - Complying Development Expert Panel

Plain English Building Act

- Building Bill 2023 – licensing
- Co-regulation
- PI Insurance
- Prefabricated building work
- Regulation of Fire Safety Systems
- Low & Medium-Rise Housing
- Consumer Protection



COLLABORATION WITH INDUSTRY

1. Australian Institute of Architects
2. Building Designers Association of Australia
3. Consulting Surveyors NSW
4. Engineers Australia
5. Fire Protection Association Australia
6. HIA
7. Local Government NSW
8. MBA
9. National Fire Industry Association
10. Planning Institute of Australia
11. Property Council
12. UDIA
13. Urban Taskforce



2024 EPIC COMMITTEE



Peter Shahatit
Committee Chair



Yvette Dix



Fiona Chammoun



Charbel Gabriel



Sam Harrington



Lara Kronenberg



Josh McGufficke



Kyrillos Ghaly



James McNeill



Anthony Meawad



NEW SURVEY

The Certifier's perspective:
Shaping Tomorrow's Construction Industry



Technical Support

- Part-time
- Technical submissions
- AAC policies
- Support AAC Board, CEO & Technical Committees
- Moderate AAC Forum
- Attend technical meetings – external & internal



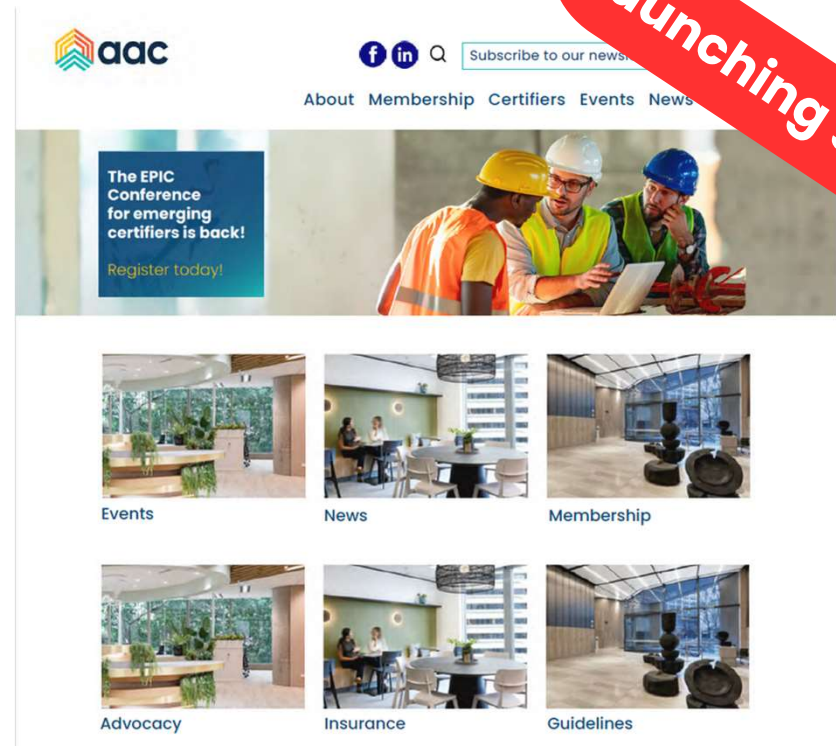
Talk to Jill or Robert

✉ EOI to jbrookfield@aacertifiers.com.au



NEW AAC WEBSITE

- Fresh new look
- Easy to navigate
- Interactive
- Member areas
(CPD tracker, invoices, certificates and member forum)
- Resource Library
- Jobs page



Launching soon



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