

– Supplementary Questions to the NSW Government –
Building Inquiry – 12 August 2019

1. How many employees do you currently have conducting inspections in the building sector within NSW Fair Trading?

85.

2. What types of inspections do they conduct?

Complaints, proactive inspections, audits, dispute resolution matters, disciplinary proceedings, and investigation relating to building work, electrical and gasfitting work, plumbing and drainage work, specialist building work and accredited certifiers.

3. How long have you conducted each of these inspections?

For the period that the following Acts have been administered by NSW Fair Trading.

- *Building and Construction Industry Security of Payments Act 1999* – Since April 2014
- *Building Products (Safety) Act 2017* – Since December 2017
- *Building Professionals Act 2005* – Since July 2015
- *Gas and Electricity (Consumer Safety) Act 2017* – Electrical licensing from 1996 and gas safety from late 1990's
- *Home Building Act 1989* – Fair Trading replaced the Building Service Corporation in 1996
- *Plumbing and Drainage Act 2011* – Since July 2012
- *Strata Schemes Management Act 2015* – Since 1996
- *Swimming Pools Act 1992* – Responsibility since January 2018 – inspections are conducted by local government

4. How many employees did you have conducting inspections in the building sector within the NSW Department of Fair Trading in:

a. August 2019

85.

b. August 2018

77.

c. August 2017

78.

d. August 2016

69.

e. August 2015

70.

f. August 2014

70.

g. August 2013

69.

5. What is the average tenure of an inspector?

As at March 2019 the average tenure for staff in Fair Trading was 9 years. This is the closest proxy as data specific to inspectors is not available.

6. Are these inspectors subject to the efficiency dividend?

The efficiency dividend applies to the whole of the Customer Service cluster.

7. If yes, how was it implemented?

Business decisions regarding the implementation of the efficiency dividend are yet to be finalised. However, the Department is seeking to finalise back office and corporate services savings to meet its target.

8. Do inspectors specialise in one area of inspections?

Yes.

9. What qualifications do they need?

Role descriptions generally require relevant qualifications or equivalent experience as a consideration at recruitment.

The following qualification are held by inspectors in the building related areas.

- Electrical qualifications
- Gasfitting qualifications
- Plumbing qualifications
- Licensed builders or eligible to hold a builder's licence
- Building surveyors
- Assistant surveyor
- Engineer (civil/structural)
- Architect
- Carpenter
- Certifier
- Fabricator
- Welder

10. Have you targeted any of your inspections to the NSW Government's priority precincts, growth and urban renewal areas?

Yes.

11. How many electrical licences did you refuse last year?

192.