

10 January 2022

NSW Legislative Council
Public Accountability Committee

INQUIRY INTO REGULATION OF BUILDING STANDARDS, BUILDING QUALITY AND BUILDING DISPUTES- QUESTIONS ON NOTICE

We refer to the questions on notice as raised with Stephen Brell and Chris Duggan of Strata Community Association (NSW) at the Inquiry on 22 November 2021 and provide the following additional information as requested by the Committee.

Please note where appropriate we have consulted with our technical expert members for assistance in responding to the issues raised at the Inquiry.

1. Number of strata schemes that have undertaken cladding rectification works outside of Project Remediate.

Following enquiries with our members we are unable to determine the exact number of schemes that may have commenced work as there is no requirement for this to be reported to SCA NSW and at present no central database nor register of this information.

2. 5 Years practical experience as a licenced builder on multi storied apartment block

We would reinforce that the competency of the builder and the qualification and experience is critical and support the current experience requirements.

3. Do you support the idea that there should be a commissioning certificate?

Since self-certification came about in the early 2000's; at the completion of any installation or modification works, the builder and/or specialist contractors provided fire safety certificates for their work and these were collated into a final fire safety certificate by the certifier.

The individual certificates were of limited value- due to there being no legislated personal responsibility on the person (or company) signing it. Almost all responsibility was held by the certifier – who may know about the fire systems generally, but unlikely to know the specifics & therefore was accepting certificates at face value.

The recent Fire Safety Report approved by NSW Cabinet recommends the creation of a "Fire Systems Certifier" category of accreditation – much like the Accredited Practitioner (Fire Safety)

scheme that exists for (AFSS) Fire Safety Assessment and Fire Systems Design - as managed by FPA Australia – the peak body for fire protection in Australia.

Having a category for fire systems certifier means the accredited practitioner must be adequately insured, ultimately qualified and takes personal responsibility for the accuracy of the certificate being issued. This means owners will be able to trust the certificates issued and therefore know that the fire systems installed in their buildings are compliant, operating correctly and without defects.

We thank the Public Accountability Committee for the opportunity to provide follow up information to the Inquiry.

Your sincerely

Chris Duggan

Director Strata Community Association (NSW)