

MINUTES OF MEETING

2.00pm Thursday 28 April 2022

Microsoft Teams

1. ACKNOWLEDGEMENT OF COUNTRY, WELCOME AND APOLOGIES

MEMBERS

Jodie Evans (Chair - proxy)	Manager, Building Policy and Programs
Nardia Symonds (proxy)	Service Support Manager
Kristen Mackintosh	Metropolitan Council
Sean Teelow	Metropolitan Council
Colin Paton	Regional Council
Chris Short	Building Consultant
Jeff Shillabeer	Private Building
Andrew Cronin	Master Builders Association Representative
Chris Wiltshire	Housing Industry Association Representative
Stephen Smith	Local Government Association Representative
Troy Olds	Australian Institute of Building Surveyors Representative

EXECUTIVE OFFICER

Jaclyn Symons	Governance Officer
---------------	--------------------

INVITED ATTENDEES

Nardia Symonds	Service Support Manager
Jane Trotter	Director, Business Services
Chelsea Lucas	Manager, Governance and Legislation
Sarah Melin	Design Project Manager

The Chair acknowledged the traditional custodians of the land on which they meet, and paid respect to Elders past, present and emerging.

The Chair welcomed all in attendance.

Apologies: Greg Van Gaans, Director, Land and Built Environment (Chair)
Ameya Sawant, Director PlanSA (Nardia Symonds as proxy)

2. DECLARATION OF CONFLICTS

Nil.

3. MINUTES OF PREVIOUS MEETING

The Heads of Building Reference Group noted the minutes of the 9 December 2021 meeting.

4. CURRENT BUSINESS

4.1 Accredited Professionals Scheme Review Project

Jane Trotter and Chelsea Lucas addressed the group and provided an update on the Accredited Professionals Scheme Review Project.

The objectives of the project were discussed, as well as the key areas of focus which include:

- qualifications and skills;
- continuing professional development arrangements;
- automatic deemed registration;
- internal governance arrangements; and
- accredited professionals IT solution.

Chelsea informed the group that the Accredited Professionals logo had now been updated, as well as that they had received 110 responses from a survey sent out for the project. The next steps for the project are to identify key themes and feedback from the survey responses, for integration into the review and subsequently, to enable the project scope to be defined. It is hoped that the project will be completed by 30 September 2022.

The group was asked if they had any questions or feedback/comments. Questions included:

- endorsement of training material and whether this will be occurring; and
- duplication of training schemes and the need to investigate this.

The Heads of Building Reference Group resolved to:

1. Note the high-level issues to be considered as part of the AP Scheme Review Project; and
2. Provide any initial verbal feedback to the Project manager to assist with finalising the detailed project scope.

4.2 PlanSA Update

Nardia Symonds addressed the group and provided an update on PlanSA.

Nardia gave a detailed overview of the key milestones that have been met by PlanSA since the last meeting, including workshops and key projects. Stephen Smith provided feedback regarding how the data is presented.

The Chair referred to quarter three and four of the PlanSA Road Map Project Status document and highlighted to the group that it is a rolling roadmap, through to June. Subsequently, the Chair asked the group to consider what they think the next tranche of priorities or issues to be looked at are, once the current roadmap is completed.

Suggestions from the group included:

- Practice Directions;
- compliance reporting and functionality;
- Essential Safety Provisions; and
- internal emailing (staff-to-staff and outbound emails) and the need to track this in the Portal.

The Chair asked that any further suggestions be received by the end of May.

The Heads of Building Reference Group noted the supporting report.

4.3 Essential safety provisions and the possible collection/capturing of data to establish a baseline for Class 2-9 buildings

The Chair addressed the group and spoke of the need to capture existing data of Class 2-9 buildings to enable existing parties or parties with interest to be able to put an address of a building into a system and historically bring up what has happened in that building before.

The Chair opened to the group for discussion and inquired whether this was an issue the group was prepared to take on and investigate, noting the need for support from local government, the building sector, and other agencies.

The Chair invited Chris Wiltshire to address the group.

Discussion included:

- maintenance certificates;
- Essential Safety Provisions associated with development applications – a register and a link to SAAPA (rather than a link to development applications);
- audit and submission of status into the system;
- sunset clause regarding audit;
- funding of the project; and
- the onus of responsibility for Essential Safety Provisions.

The Chair asked Nardia Symonds to further consider this issue after the meeting.

The Heads of Building Reference Group noted the verbal update.

4.4 Capacity building in the sector

Andrew Cronin addressed the group.

The group discussed whether this is a wide-spread issue, or a state-based issue. Members raised significant problems including obtaining staff and subsequently, retaining them (specifically in the regions), as well as a lack of people able to operate in the profession. Pressures relate specifically to the need to meet compliance targets set in the injection practice direction, rather than assessments.

The need to look at other streams/avenues to enter the building surveyor profession was discussed, including through other degrees and qualifications and a mentoring system.

The Heads of Building Reference Group noted the verbal update.

4.5 Inspections

The Chair agreed that this issue was addressed at length in conjunction with other items.

Sean Teelow raised the possibility of a reference group for inspection reporting being re-established.

The Heads of Building Reference Group noted the verbal update.

4.6 Certificates of Occupancy

The Chair addressed the group and provided an update on Certificates of Occupancy, including an assumption that there will be an extension on the moratorium for Certificates of Occupancy for Class 1 buildings. The Chair also advised that once available, she would like to bring the criteria before the group as soon as possible for their comment.

The Chair invited Chris Short to address the group.

Chris advised the group that in his view, there has not been a demonstrated need put forward for Certificates of Occupancy for Class 1 buildings, and that an alternative would be to extend Certificates of Compliance (that currently apply to plumbing, electrical and gas fitting trades) to most, or all other trades involved in the construction of Class 1 buildings.

The Chair advised that at the next meeting a comprehensive briefing on this issue will be provided (set out in an agenda report). Although the criteria may not have been received by then, the Chair stated that revisiting why Certificates of Occupancy for Class 1 buildings were introduced may be beneficial to the group. This includes information on a revised guideline, progress payment teams in banks (and how much weight banks put on Certificates of Occupancy and Certificates of Compliance), working groups and statutory committees (and why they made the initial recommendation) and conversations about individual trades.

The Heads of Building Reference Group noted the verbal update and procedural attachment.

5. OTHER BUSINESS

5.1 Timeframes for upcoming meetings

It was agreed that the upcoming Heads of Building Reference Group meetings will now be scheduled for two hours.

6. NEXT MEETING:

Tuesday 28 June 2022

7. MEETING CLOSED:

The Chair thanked all in attendance and declared the meeting closed at 3.55pm.