



ACE BODY CORPORATE MANAGEMENT

PROFESSIONAL PERSONAL SERVICE

20/11/2008

Occupational Licensing
C/- The Better Regulation Office
GPO Box 5431
SYDNEY NSW 2001

Dear Sir/Madam,

As the CEO of the 2nd largest Body Corporate Company in Australia I am most interested in your proposal to consider abolishing the requirement to be licensed in order to practice as a body corporate manager. Ace Body Corporate Management has its own training program and we maintain a very high standard and agree with self regulation. Self Regulation works in all the other States so why wouldn't it work in NSW. Also the ISTM Institute has a great training program. The National Community Titles Institute (NCTI) has now made available a Certificate IV in Body Corporate Management through O'Ten. This course has legislation specific to each State and Territory and it can be completed over an 18 month period or less. Most Institutes are self regulating and making the completion for this course mandatory in order to become a full member of the State or Territory Institute. The License requirement in NSW really does restrict free enterprise in one of the fastest growing industries and professions in Australia. We can not find good staff and it is mainly because of licensing.

Licensing prevents the growth of staff and the opportunity to learn, because very few companies encourage or allow their staff to obtain the license, because they no as soon as they have their license they will move on into their own business or they will be poached. So the license is only there for a select few and is not being utilised to its fullest advantage. That is why only 3 - 4 body corporate managers obtain their license each year and that is over exaggerating the numbers.

Kind regards,

Stephen Raff
CEO
Ace Body Corporate Management
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