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CC: "Greg Haywood" <Greg.Haywood@bcssm.com.au>, "Debbie Richards" <Debbie.Ri...>
Date: 26/11/2008 4:55 pm
Subject: Retain NSW Trade Licensing - BCS Submission November 2008

Occupational Licensing

c/-The Better Regulation Office

Dear Sirs/Madams,

BCS Strata Management Pty Ltd is the largest strata management company in NSW, QLD and one of the larger strata companies in Victoria.

BCS values licensing and believes that abolishing licensing of strata managers and other trades people in NSW would be a significant retrograde step.

We wish to make the following points:

Consumer Protection impacts on professional standards in the industry

- * removal of licensing will allow less ethical operators to stop providing training for their staff
- * government licensing provides protection to the consumer by ensuring that operators of strata management companies who handle/control millions of dollars in trust funds are licensed and identifiable
- * licensing gives consumers the capacity to lodge complaints with the Office of Fair Trading where strata company operators have not acted in an appropriate manner. Accordingly the operators of strata companies are aware/act in the knowledge that there is a process and a consequence to their actions that could result in the removal of their licence in the event of proven unethical or otherwise unlawful behaviour.

Alternative ways to protect the consumer

- * Self regulation by the strata industry is not a viable alternative

Licensing in NSW with other states lagging behind

- * NSW is the most mature strata market in Australia and the NSW government recognised early that standards of professionalism & competence are closely linked to education and licensing

* Other states are in the process of moving towards licensing

To reiterate removing licensing is a backward step, we feel The Better Regulation Office should recommend that all states adopt the same stringent licensing regime that currently exists in NSW. This would develop a harmonious licensing and educational framework that will hopefully result in a common watermark of professionalism throughout Australia which develops a national competency.

NSW should not reduce its standards simply because other states have not caught up.

For your information BCS has also been a supporter of licensing in other states of Australia.

Regards
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Please be advised of the following office closure times this holiday season -
BCS NSW offices will be closed from 3pm Wednesday 24th December 2008 until 8.30am Monday 5th January 2009.

***** BCS wishes all a safe and happy holiday season *****

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