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**From:** Martin Bednarczyk - Archispectrum  
**Sent:** Thursday, 27 June 2019 7:38 AM  
**To:** Building Confidence Response  
**Subject:** Submission to Building Stronger Foundations Public consultation

**Categories:** Green Category

Hi Jill,

I would like to offer a proposal to have a system of fines applicable to each of the registered entities for breach of compliance similar to BPB

As an architect with 20 years of experience I have been around from the day private certification was introduced and have observed that over the years PCA's have become more stringent or to put it in a more direct tone , I have seen reduction in PCA's being "relaxed" and allowing various non-compliances to be approved. I believe this is attributed to the fines applicable which are quite substantial and work as a very god deterrent.

I've had discussions with various PCAs who for example had allowed things to slip by in the past and the common theme of discussion is that they are no longer able to do so, as they are afraid on fines being imposed on them.

Now, I believe there is no point in introducing legislation which can be ignored and taken advantage off. Most of the "shady" operators will not be afraid of losing their licence as this is likely to be a long drawn process and they have ways to appeal, however they will be afraid of facing a financial repercussion.

Separately ( this has been already been discussed in the paper so Im only reiterating) being an architect who is already accountable to NSW Board of architects to keep registration, I need to undertake CPD courses, obtain PI &PL insurances which comes at a large cost of approx. \$10,000 per year while other entities are able to provide same service with none of the above costs. This creates an uneven playing field as architects need to charge higher fees to cover the expenses, so naturally some clients will elect to go with the lower priced services . Sure, we are as a result better equipped, however paradoxically the current system leads to provision of service by entities not well equipped resulting in non-complying buildings.

Thank you and looking forward to seeing the new legislation being implemented.

Kind regards

**Martin Bednarczyk**

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