

## Summary of Disciplinary Action

Registered Certifier	Registration Number	Disciplinary Ground and Summary	Disciplinary Action (DA)	Date of Decision
Steven Saad	BDC 0794	<p>1. Engaged in unsatisfactory professional conduct under the <i>Building Professionals Act 2005</i> (NSW).</p> <p>On 17 March 2018, 27 March 2018 and 13 April 2018, the Registered Certificate issued an OC for a development in Dulwich Hill at a time when the developer had not yet paid the development contribution despite the requirement under the DC by virtue of a voluntary planning agreement.</p> <p>On 4 July 2018, the Registered Certifier issued an occupation certificate (<b>OC</b>) for a development in Lewisham at a time when the developer had not yet paid the development contribution despite the</p>	<p>1. Reprimand the Registered Certifier, pursuant to section 48(1)(b) of the <i>Building and Development Certifiers Act 2018</i> (NSW) (<b>BDC Act</b>);</p> <p>2. Suspend the registration of the Registered Certifier in accordance with Part 2 for a period of three (3) months, pursuant to section 48(1)(e) of the BDC Act, with effect from 4:00pm on 19 December 2023;</p> <p>3. Make a determination pursuant to section 48(1)(c) of the BDC Act whereby the Registered Certifier is required to pay the Secretary, as a penalty, an amount of \$20,000;</p> <p>4. Impose the following conditions on the registration of the Registered Certifier, pursuant to section 48(1)(d) of the BDC Act for a period of three (3) years:</p> <p>‘1. The Registered Certifier is required within one (1) year of the date of this condition, to complete the current University of Technology Sydney Certification Course - Advanced Building Regulation;</p> <p>2. The Registered Certifier is required to, within three (3) months, implement a documented quality assurance system to ensure that the Registered Certifier complies with all relevant legislative obligations in relation to the issuance of occupation certificates;</p> <p>3. The Registered Certifier is required to, within six (6) months, implement a documented quality assurance system to ensure that the Registered Certifier complies with all relevant legislative obligations in relation to the Registered Certifier’s operations as a registered certifier;</p> <p>4. The Registered Certifier is required to, within twelve (12) months of this condition</p>	<p>12/12/2023</p> <p>DA items (1), (3) and (4) to take immediate effect.</p> <p>DA item (2) to take effect at 4pm on 19/12/2023</p>

		<p>requirement under the development consent (<b>DC</b>) by virtue of a voluntary planning agreement.</p>	<p>and on an annual basis thereafter, engage a suitably qualified independent expert to audit the documented quality assurance systems referred to in (2) and (3) in relation to the following:</p> <ul style="list-style-type: none"> <li>a. whether the documented quality assurance systems will ensure the Registered Certifier’s operations comply with the Registered Certifier’s legislative obligations as a registered certifier if implemented;</li> <li>b. whether the documented quality assurance systems are being implemented in practice by the Registered Certifier;</li> <li>c. whether there are improvements that can be made to the Registered Certifier’s documented quality assurance systems and a description of those improvements; and</li> </ul> <p>5. Keep and retain records of compliance with (1), (2), (3) and (4) above and provide those records on request to the Secretary.’</p>	
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