
From: Kylie Smyth
Sent: Monday, 3 September 2018 9:10 AM
To: Policy
Subject: NSW Government Consultation - Easy and Transparent Trading

Thank you for inviting the Australian Property Institute (API) to the stakeholder roundtable on the Consultation Paper – Easy and Transparent Trading, Tuesday 21 August 2018 to discuss reforms to general licensing, home building and all other licence reforms.

In general, from an industry and consumer perspective, simplifying and reducing the administrative process as it relates to the various licencing requirements is a good thing. This needs to be balanced with appropriate consumer protection and maintaining the necessary high standards from an industry perspective.

On the specific clauses:

1.3 Increase the threshold for an owner builder permit

- We are not opposed to increasing the threshold for owner builder permit from \$10,000 to \$20,000.

1.6 Removing 13 categories of home building licences

- The removal of the 13 categories from building licence requirements is more problematic. From a consumer perspective, the consumer would need to rely on a tradesperson complying with the general requirements under Australian Consumer Law (ACL), as opposed to effectively having to show that they are appropriately qualified up front by having the necessary licence. The risk is that unqualified trades people start competing against qualified trades people, which increases competition, reduces prices, but could also lead to inferior lower quality outcomes. The consumer is then potentially left with completed work that could be substandard, with the only redress available through the ACL. In all likelihood, the offending trades person will not have the appropriate insurances in place nor the financial wherewithal or practical ability to remediate the work.
- Instead of removing the 13 categories, perhaps you could remove number 13 (minor maintenance and cleaning), and then look at some way of simplifying the licence process.

Regards

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