

What a Private Certifier (Subdivisions) can and can't do



A private certifier, can help streamline your subdivision design and construction process. In simple terms a private certifier is engaged by a developer to provide assurance to local councils that your subdivision is being designed and constructed in accordance with the requirements of the relevant planning legislation and council's engineering guidelines. A private certifier can be engaged as an alternative subdivision authority to assist you with your subdivision development rather than having to work with the local council.

WHAT A PRIVATE CERTIFIER CAN DO

Since a change in legislation in 1998 developers are no longer obligated to use Council as the sole point of contact when getting their subdivision certified once a development consent has been issued.

Private Certifiers (Subdivisions) can:

- Provide approval on applications for construction certificates and complying development certificates
- Undertake subdivision works inspections and provide approval for those works
- Be appointed as the Principal Certifying Authority for a development, which means that they are authorised to deliver the final subdivision certificate when the development

is completed (for major project approvals where the Department of Planning is the consent authority).

As the principal certifying authority your private certifier: Can issue construction certificates for designs and compliance certificates at the completion of the construction following a final inspection. For major projects they can also issue the final subdivision certificate which authorises the registration of the subdivision plan.

WHAT A PRIVATE CERTIFIER CAN'T DO

Where Council is the consent authority Subdivision Certifiers are still able to issue Construction Certificates (approval of design plans) and Compliance Certificates (approval of works) but they are unable to act as the Principal Certifying Authority (subdivisions) and issue Subdivision Certificates unless the Council permits this within their Local Environment Plan (LEP).

Using a private certifier, even if they are unable to provide the final Subdivision Certificate can still deliver a developer significant commercial benefits.

REASONS FOR USING A PRIVATE CERTIFIER (SUBDIVISIONS)

Our accredited certifiers (subdivision and strata) have been involved in the provision of private certification services since the inception of the system in 1998.

Subdivisions

Our Private Certification services can:

- Significantly reduce subdivision costs and land holding costs compared to using Council - Councils have a limited number of resources, which are affected by the amount of applications being processed.
- Provide much faster turnaround times. We are a commercial business that has a clear understanding of your needs, we are not a government department. We work as part of your project team to deliver your subdivision project on time, we are not another bureaucratic hurdle that needs to be overcome.
- We provide a consistent assessment process across NSW. If you have a number of subdivisions in different local government areas there is no need to have to deal with the different bureaucratic processes of each respective council.
- Take the complexity out of the subdivision development process, while still a certifying authority we are commercially minded and communicate openly and promptly with our clients.

STRATA CERTIFICATES

With the introduction of the Codes SEPP (Exempt and Complying Development) in 2008 the majority of strata subdivisions in New South Wales were able to be dealt with as complying developments by Private Certifiers (Strata) and thereby avoiding the need for a separate development application for strata subdivision. This has significantly improved turnaround times for processing strata subdivisions.

WHY CHOOSE BARKER RYAN STEWART AS YOUR PRIVATE CERTIFIER

Our continued growth has also resulted in Barker Ryan Stewart becoming one of the largest Private Subdivision Certifiers in NSW. We have issued over 700 construction, compliance, subdivision and strata subdivision certificates and are the Principal Certifying Authority on a number of major projects with yields ranging from 360 to 7,200 lots.

We have the depth and breadth of experience to meet and drive the outcomes required for our clients.

Our clients that use our private certification (subdivisions and strata) services include publicly listed companies, private developers, consultants and state government authorities.

"Barker Ryan Stewart were appointed as the Private Certifier for the Catherine Hill Bay Project being developed by Rose Group. Glenn Barker and his team have always been extremely professional in their approach and have always been at hand to resolve issues and been proactive in assisting us achieve the desired outcome. We look forward to completing the project with BRS and would have no hesitation in recommending them for further work."

NICK JACKMAN

Senior Development Manager, Rose Group

Contact us to discuss your subdivision project.

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