



National Community
Titles Institute

Institute Appoints First National Executive Officer



Mr Bernie Galletti has been appointed EO representing 1500 professional bodies corporate managers in Australia currently managing \$750 billion of Australian strata and community title properties.

The full time Executive Officer position has been

created to engage in government and industry communications to represent strata and community title managers and suppliers in Australia.

NCTI President Matthew Amber said that the establishment of the position and subsequent appointment is in line with the Institute's strategic plan to take it into the next decade.

"The Institute is pleased to announce the appointment of Mr Bernie Galletti to the position and is delighted to have Bernie, who comes to us with a strong public and private sector property services background, representing the Institute on a national basis," Mr Amber said.

"Bernie has been working in a senior management role with Property Services Programs for the NSW Department of Education and Training TAFE for the past 13 years and is more than well prepared for our industry."

Mr Amber said that after a thorough recruitment process Mr Galletti has been appointed because of his expertise in the property industry and his strong commitment to the values and goals of the Institute which will beneficially contribute to a successful step forward for the Institute.

Mr Galletti's immediate objectives include involvement in the national licensing consultation process with the Council of Australian Governments (COAG) to press for landmark goals for the strata and community titles industry such as the harmonisation of legislation and licensing requirements in Australia.

"The industry is concerned with the variations in legislation and licensing requirements in each state which is thwarting the mobility of our members nationwide; hence we need to improve the systems in place," Mr Galletti said.

The Institute is now well placed to provide governments with the necessary assistance and guidance to achieve these outcomes. Strata and community title developments are the fastest growing sector of the property industry nationally with an estimated 60,000

lots coming on stream annually, adding to the already existing 260,000 schemes across Australia.

"Approximately 2 million people live in low to medium density strata developments which are managed and administered by more than 2000 professional strata body corporate managers. Let's not forget commercial, industrial and special mixed use property," Mr Amber pointed out.

In addition, over the past seven years NCTI has been working on the development of national training and education programs for the industry. These programs have now been implemented across Australia.

Mr Galletti's priorities for the Institute in the next six months are to represent its members' interests in relation to Sustainable Housing, Taxation on Levies issues on a federal level, the digital switchover in 2010 and national consumer protection issues associated with high density living management.

President Matthew Amber believes that a strong, well educated and trained strata and community titles management workforce provides the platform to meet the challenges ahead in an industry which continues to grow rapidly in Australia and represents the management of property worth more than \$750 billion.

"Mr Galletti's expertise in this area is regarded by NCTI as additional benefit to the ongoing successful uptake of these programs by its members into the future," Mr Amber said.

"Strong leadership through the establishment of an Executive Officer position, and Mr Galletti's appointment, provides the basis for a new direction with a view to significantly increasing membership growth for NCTI, and the promotion of the organisation to governments and the community at large."

"NCTI is confident that this will ultimately enhance and maintain the organisation at the forefront as Australia's representative professional association for body corporate management practitioners, community associations, solicitors, tradespeople, insurers, bankers and other parties involved in the professional, full-time administration of community and strata schemes."

National Core Tasks Identified

- * National Licensing
- * Education
- * Demography
- * Taxation
- * Sustainability/Green Housing
- * Digital Switchover
- * National Consumer Laws

So, who is he?

NCTI National Executive Officer Bernard Michael Galletti



ACHIEVEMENTS

Past Chair of the NSW Property Services Industry Training Advisory Body (PSITAB NSW)

Committee member of the National CPSISC Property Services Steering Committee for the review of the various property based training packages

Representation to Commonwealth and State Governments

Consultative advice and national representation in the development of the current Property Operations and Development Training package for the relevant industries.

Principal Education Officer – Program Manager Property Services

05/1996 – 03/2009

Business Arts & Information Technology Curriculum Centre
TAFE NSW

Brief Role Statement: Manage the collaborative development of educational products and services is carried out by appropriately trained and qualified personnel, the end product meets institute needs and projects are completed on time and on budget.

Represent the organisation and TAFE NSW in form of high level advice, liaise and contact for industry partners, community agencies and government in relation to the planning, development and evaluation of curriculum

Manage the development of curriculum to reflect national and state educational policies, issues and priorities and assess statewide processes and policy changes

Relieving Principal Program Manager

09/2008 – 03/2009

Business Arts & Information Technology Curriculum Centre
TAFE NSW

Brief Role Statement: Directly responsible to the Associate Director for a range of managerial responsibilities related to the state wide development of high quality curriculum products and services to meet customer needs. Specifically responsible for coordinating the Program Managers' functions within the organisation to support state wide operations in meeting TAFE NSW Institute requirements.

TERTIARY EDUCATION

2003 Certificate IV in Assessment and Workplace Training, Sydney Institute TAFE NSW

2003 Certificate IV in Property (Strata Management), Open Training Education Network

2002 Diploma of Training & Workplace Systems, Sydney Institute TAFE NSW

1995-1997 Master in Commerce (Land Economy), University of Western Sydney (Hawkesbury)

1995 Graduate Diploma in Land Economy, University of Western Sydney (Hawkesbury)

1992-1993 Diploma of Teaching (Technical), University of Technology, Sydney

1982-1986 Associate Diploma in Valuation, Sydney Institute of Technology, Sydney

Licensed Strata/Community Title Managing Agent, Real Estate Agent and registered Real Estate Valuer in NSW

ARTICLES/PUBLICATIONS:

Educational Achievements – “VTE”, (Dec-Feb), Vol 1, No.4, (2007), Facility Perspectives – integrating people – process – place, Facility Management Association of Australia.

“Work Placement - a must for Practical Valuation Learners”, (Oct-Dec 2006), Vol 12, No 4. NSW Property News, API NSW.

“The Valuer As An Expert Court Witness”, (May 1999), REI NSW Journal, REI NSW.

“Defining the Measurement of Profit & Risk in Property Speculation - A Comparative Valuation Approach Utilising the Residual Value, Discounted Cash Flow and Phased Cash Flow Models”, (1997), Master of Commerce - Thesis, University of Western Sydney, Hawkesbury.

“Real Estate Industry Sector Training Package “, (June 2001), In Touch, Journal article (in house), BAIT CC, TAFE NSW.

“Property Development & Management Package – TAFE NSW Implementation”, (November 2001), In Touch, Journal article (in house), BAIT CC, TAFE NSW.

Want to know more? Speak to our NCTI Executive Officer: (02) 8267 6191 or email berniegalletti@ncti.org.au.