



Australian Institute of  
Building Surveyors



2025

# Annual Report

ABN: 53 004 540 836

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# AIBS by the Numbers

**1,423**

## Members Nationwide

Continued membership growth, driven by increases in Accredited and Student categories.

**932**

## Accredited Members

Supported by 54 new accreditations and 764 re-accreditations this year.

This year we delivered meaningful outcomes for our members — from growth in accreditation and professional development to stronger advocacy and national recognition.

**186**

## Student Members

Over 40% increase from last year, strengthening the pipeline of future building surveyors.

**32**

## Events Delivered

Across Australia — including 4 major conferences, 3 Professional Development Days and 25 webinars.

**6,000**

## Event Registrations

For CPD and events nationwide, reflecting the strong appetite for professional learning.

**111**

## CPD Hours Offered

Through webinars, Professional Development Days and conferences combined.

**2,768**

## AIBS TV Views

Members and industry engaged with our growing digital library of 181 videos.

**178**

## Advocacy Engagements

Including 56 formal submissions and 122 meetings across national and state levels.

# AIBS Board

The AIBS Board 2024-2026 is comprised of an Independent Lead Director and an Elected Director from each of our chapters.



## Board Attendance

Board Member	9 Aug 2024	24 Sep 2024	30 Oct 2024	5 Dec 2024	5 Feb 2025	27 Feb 2025	21 May 2025
Troy Olds	✓	✓	✓	✓	✓	✓	✓
Wayne Liddy	✓	✓	✓	✓	✓	✓	✓
Stacy Kennedy	✓	–	–	NA	NA	NA	NA
Luke Neller	NA	NA	NA	✓	✓	✓	✓
Richard Attiwell	✓	✓	✓	✓	✓	✓	✓
Tim O'Reilly	✓	✓	✓	✓	✓	✓	✓
Roland Wierenga	✓	✓	✓	✓	✓	✓	✓
Fiona Jolly	✓	✓	✓	✓	✓	✓	✓

NA = Not applicable

# President's Report



## Wayne Liddy

### **AIBS President**

Stepping into the role of President at a pivotal time for AIBS has been both a privilege and a responsibility I take to heart. This is a time of momentum for our organisation, built on the collective effort of members, volunteers, staff and the Board. At its core, AIBS is a member-led organisation, and I want to begin by recognising your engagement, trust and commitment to the profession.

We are operating in an environment of regulatory reform, increasing public expectations and ongoing skills shortages. These challenges demand a strong, unified voice and a clear vision for the future of building surveying in Australia. I am proud of the progress AIBS has made this year in strengthening that voice and delivering on that vision.

One of the year's most significant milestones was the recognition of AIBS Accreditation as a pathway to registration in Victoria, a major step toward national consistency in professional standards. This outcome reflects years of constructive engagement with regulators and members and reinforces the credibility of our accreditation scheme. Engagement in other jurisdictions is well underway, and we remain committed to ensuring equitable and respected pathways to practice nationwide.

By engaging constructively with regulators and government, AIBS has strengthened its role as a respected voice in shaping building regulation. Member participation in professional development has been equally strong, with excellent attendance at chapter conferences and

professional development days and increasing engagement in our webinar program. These activities are more than technical updates — they are opportunities for connection, shared learning and the strengthening of our professional community.

The release of the Professional Practice Standards was another defining moment. Developed by an expert panel chaired by Tasmanian Board Director Roland Wierenga, the Standards reflect extensive consultation with members and regulators. My sincere thanks go to everyone who contributed to shaping this important framework for professional practice.

This year also saw strong progress in strengthening AIBS' financial position, providing a stable foundation for reinvestment in member services and strategic initiatives.

The Board has remained focused on ensuring our governance is strong and future-ready. This year we welcomed Luke Neller as Queensland Director and have been progressively enhancing our governance model including major revisions to our Governance Manual, and the establishment of a Finance and Risk Committee. I particularly acknowledge Independent Director Fiona Jolly for her invaluable governance expertise, and thank my predecessor, Troy Olds, for his leadership during a period of major transformation.

Our achievements are the result of the people who contribute to AIBS every day. Our staff have delivered an ambitious program while maintaining operational stability through change. Our volunteers — from technical and advisory committees to accreditation panels and chapter committees — give generously of their time and expertise, shaping the profession from within and strengthening its credibility.

Looking ahead, we have a number of exciting projects and enhancements in progress that will strengthen our presence, deliver greater support to members and position the organisation for the future. Our focus will remain on advocating for national consistency in registration, expanding our professional development program and ensuring our accreditation and practice standards continue to set the benchmark for excellence.

I also want to acknowledge our CEO, Sid Gokani, for his clear direction and strong leadership. His focus on transformation, growth and building a sustainable foundation has positioned AIBS to deliver greater value to members and strengthen our influence across the profession.

Thank you to my fellow Board members, our staff and our volunteers for their commitment and professionalism. Most importantly, thank you to our members for your trust, engagement and dedication to high standards. Together, we will continue to strengthen our profession and ensure AIBS remains the trusted national voice for building surveyors.

# CEO's Report



## Sid Gokani

**AIBS CEO**

Last year, I outlined AIBS' intention to embark on a period of transformation and sustainable growth. It is rewarding to see that journey well underway, with positive outcomes already emerging.

A critical first step in the transformation was the restructuring of the organisation and appointing new leadership positions to increase capability and capacity. With three new dedicated leadership roles focused on Training and Events, Operations and Compliance, and Marketing, AIBS is now well placed for the future.

The benefits are already evident, with a strong training and events program in place, including a doubling of our webinar delivery in 2025, and a more sophisticated approach to marketing that will see members get more relevant, engaging

and timely communications from AIBS. Combined with targeted cost reductions, these efforts have enabled AIBS to achieve a structural financial surplus in FY25.

This provides confidence for AIBS to invest in the future. Looking ahead, AIBS will upgrade our CRM platform, relaunch the website and refresh the AIBS brand identity in early 2026. Our goal is to make it easier to do business with AIBS and to modernise and reposition the brand to engage a broader audience. These investments, aimed at lifting the member experience, reflect our commitment to ensuring that members remain at the centre of our decision-making.

The transformation is also yielding results in terms of membership growth, particularly in Victoria, where the Building and Plumbing

Commission (BPC) approved AIBS accreditation as a pathway to registration from October 2024. Collaborative efforts with the BPC to attract and retain building surveyors are also driving strong growth in student membership. AIBS accreditation is now recognised as a pathway to registration in Queensland, South Australia, the ACT and Victoria, with discussions underway for similar arrangements across NSW, Western Australia and Tasmania.

A constant focus for AIBS is lifting and maintaining professional standards. In October 2024, AIBS launched a new Continuing Professional Development (CPD) Program. The modular program was developed through extensive consultation and shifts the focus towards the specific knowledge and competencies required for professional practice. At the close of FY25, AIBS launched the AIBS Professional Practice Standards, which for the first time define the key facets of professional practice for building surveying. The Standards will form the foundation of the future AIBS Audit Program which is currently under development.

This year, AIBS continued its strong tradition of advocacy to press for unified, uniform and streamlined policy reform. What sets this year apart is the progressive strengthening of relationships with government and regulators. Key highlights include influencing the development of NCC BCA 2025 through multiple submissions, providing substantial input into a range of Standards Australia publications, and building a stronger voice for the profession through sustained engagement with regulators across all jurisdictions.

This has been a transformative year for AIBS. Delivering against our ambitious objectives for transformation and growth has required a high degree of commitment and resilience from the AIBS team of staff and volunteers. I sincerely thank the team for their dedication to AIBS and the building surveying profession.

Finally, thank you to the AIBS Board, Wayne Liddy (AIBS President) and Fiona Jolly (Independent Lead Director) for their leadership and guidance, and to outgoing President Troy Olds, whose tireless service helped establish the strong foundations on which we are now building.

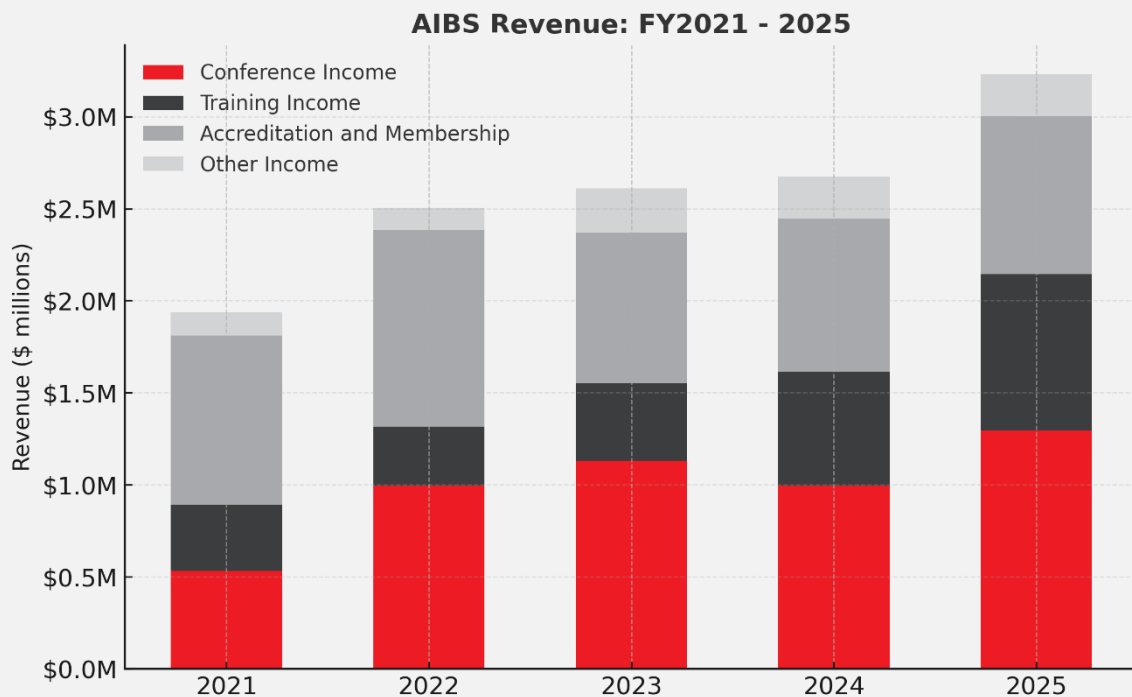
# Financial Highlights

The focus for financial year 2025 has been on restructuring the leadership team to increase capacity and capability, in order to drive a step change increase in revenue to put the organisation on a sustainable financial position, and to fund investments for growth. A review of costs has also occurred, including a major reduction of office lease costs through the relocation to a new office facility, and a reduction in the cost of financial audit.

The result of this intensive focus on revenue and cost, is the delivery of a financial surplus in FY25 of \$225,223. This shift to a structural surplus is critically important, as it provides confidence to

invest for the future. The result was achieved through a 30% increase in conference revenue and 37% increase in training (webinar) revenue. AIBS is now also seeing some signs of growth in membership and accreditation revenue with a 3% increase in FY25, led by significant growth in membership in Victoria resulting from AIBS accreditation being recognised as a pathway to registration from October 2024.

The increased financial capacity of the organisation has enabled the mobilisation of projects in FY26 that will deliver an upgrade to the AIBS CRM system, a relaunch of the website and a refresh of the AIBS brand identity.



## Operational Snapshot

# Supporting our Members

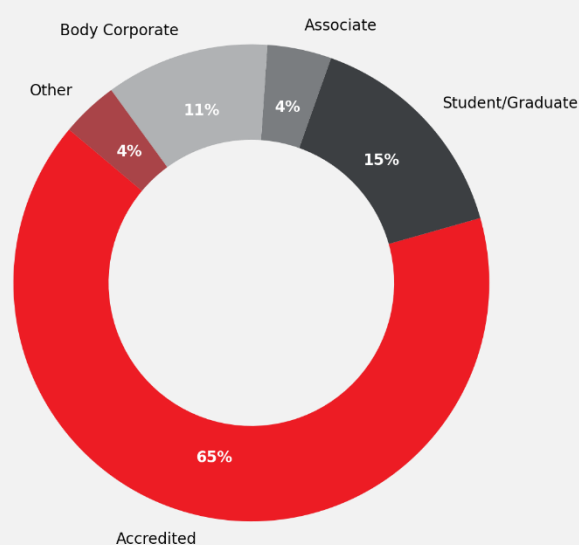
Membership continued on a steady upward trajectory, closing the year at **1,423 members nationally**. This growth reflects the strengthening of AIBS as the professional home for building surveyors.

The strongest increases came in our Accredited and Student categories. Student membership expanded significantly to 186 — up from 129 last year, an increase of more than 43%. This growth underscores the importance of engaging the next generation of building surveyors and building a sustainable pipeline for the profession.

Accreditation remains a cornerstone of AIBS' role. As of 30 June 2025, there were **932 accredited members**, supported by 54 new or upgraded accreditations during the year and 764 successful re-accreditations. A major milestone was achieved when the Victorian regulator confirmed it will recognise AIBS accreditation as a direct pathway to registration in Victoria. This step advances national consistency and industry standards. Together, these outcomes demonstrate both the ongoing commitment of members to maintaining professional standards and the growing recognition of AIBS accreditation nationally.

Other membership categories remained stable, with modest shifts across Graduate, Associate, Retired and Academic members. Membership continues to be well distributed across Australia, with Victoria, Queensland and New South Wales representing the largest states.

Membership by Category (30 June 2025)



Member support remained a strong foundation for AIBS initiatives throughout the year. AIBS introduced a new CPD program that provides a clearer structure for learning and rolled out the Professional Practice Standards, offering practical guidance to support consistent practice across the profession. Nexus further strengthened as a peer-to-peer forum with more than 1,300 discussions where members asked questions, shared experience and compared approaches across jurisdictions.

Together, these developments highlight the depth and diversity of AIBS' membership and reinforce the organisation's central role in shaping the future of building surveying in Australia.

## Events & Training

Events and training remained a cornerstone of AIBS activity throughout 2024–25, with a strong and consistent program delivering both breadth and depth of professional development opportunities. Across the year, 32 events attracted more than 6,000 registrations, offering members a total of 111 CPD hours.

**Webinars** continued to be the backbone of CPD delivery, with 25 sessions attracting close to 4,800 registrations. This represented significant growth compared with the prior year, reflecting both demand for flexible online learning and AIBS' commitment to responding quickly to topical issues. The average webinar drew almost 200 participants, with the most popular topics attracting well over 300. Standout sessions included *Fire Hazards of Electric Vehicles in Buildings* and *Building Surveyors, the Courts, Investigations, Reviews and Other Legal Processes*.

**Conferences and Professional Development (PD) Days** also continued to attract strong engagement. AIBS delivered four major conferences and three Professional Development Days, with more than 1,200 registrations across the program. Member feedback highlighted the value of these face-to-face opportunities to connect with peers and share expertise across regions and disciplines. Collectively, these events provided 63 CPD hours and underlined AIBS' role in convening the profession around both technical knowledge and broader professional issues.

Year-on-year, AIBS has grown its training and events program in both scale and impact. Registrations increased from just under 4,900 in 2023–24 to 6,000 in 2024–25, with CPD hours almost doubling from 58.5 hours last year to 111 this year. This growth demonstrates AIBS' capacity to deliver a balanced mix of national webinars and in-person events, helping to strengthen both professional competence and community across the sector.

### Events & Training at a Glance

**32** events delivered

**6,000** registrations

**111 CPD** hours

**25** webinars (~190 avg attendance)

**7** conferences & PD Days (1,215 registrations)

**+22%** registrations year-on-year

The live program was further supported by ongoing access to on-demand resources through AIBS TV. During 2024–25 there were 2,768 views, with the most popular resources focused on practical topics such as solar photovoltaic systems and targeted sessions from the NCC 2022 symposium, including waterproofing, early childhood centres, and updates to masonry, roofing, and wall cladding provisions. This pattern of use highlights the value of AIBS TV as a flexible CPD tool that complements live events.

## Connecting with Our Members & Industry

The *Australian Building Surveyor* magazine continued to grow as a trusted platform for professional insight and thought leadership. In 2024–25, AIBS published two editions featuring technical guidance, regulatory updates and member stories, alongside new recurring features such as *Regulatory Roundup*, *Ask the Expert* and *Surveyor Spotlight*. With contributions from across the profession, government and industry, the magazine showcased both the depth of technical expertise and the diversity of member experience.

Alongside the magazine, AIBS maintained a strong digital presence to keep members and stakeholders informed:

- **Website:** 56,667 unique visitors accessed our website during 2024–25, an increase of 23% from 46,000 the year before.
- **Social media:** LinkedIn followers grew by 11% over the year, extending the reach of AIBS' voice across the industry.

Together, these channels ensure that AIBS continues to connect members, share knowledge and strengthen recognition of the profession across Australia.



# Technical & Advocacy Report



**Jeremy Turner (FMAIBS)**  
**Technical & Policy Manager**

AIBS has continued to grow its reputation for providing frank, fearless and influential advice on building regulation in Australia. This reputation stems from the views of those we engage with directly and is reinforced by the breadth of our advocacy work.

In 2024–25, AIBS engaged in nearly 180 advocacy activities nationally, including more than 55 formal submissions. Alongside this, our staff and volunteers represented AIBS across numerous Standards Australia committees — a combined contribution that demonstrates the breadth and depth of our influence, supported by the strength of our volunteer network. Through submissions, direct engagement with regulators,

and representation on Standards Australia and ABCB committees, our voice has helped shape reforms that matter to both building surveyors and the community.

A key highlight was our contribution to the development of NCC BCA 2025, where AIBS input influenced outcomes across several areas of practice. This is not to undersell the importance of our expert advice to Standards Australia, helping ensure new and revised standards are practical, consistent and aligned with professional best practice.

## National Reach

Advocacy activity this year was extensive across all jurisdictions. Victoria led the way with 50 activities (42 meetings and 8 submissions). New South Wales followed with 42 activities, including 10 submissions, while Queensland undertook 23 activities, also with 10 submissions. Across the Australian Capital Territory, Northern Territory, South Australia, Tasmania and Western Australia, AIBS engaged with regulators 63 times, nearly a third of which (28) were submissions. On average, this equates to around 15 representations every month, reflecting the consistency of AIBS' advocacy across the year.

2024-25

### Advocacy at a Glance

**178** total advocacy engagements

- **122** meetings
- **56** submissions

While these statistics show strong activity in member support, it is important to focus on outcomes. The ability to measure the impact of this work is still developing and currently relies on anecdote and endorsement, which often comes in the form of ongoing invitations to contribute. We are pleased to report that such invitations are

a regular feature of our engagement.

## Powered by Volunteers

AIBS advocacy is strengthened by the dedication of our members. Volunteers serve on Chapter Committees, specialist advisory groups and Standards Australia Committees, ensuring the profession's voice is heard in critical forums. Many of these individuals have given decades of service, a reflection of both their commitment and the support provided by the AIBS technical team. I extend my gratitude to each and every one of these members for their contributions. As the scope of our work continues to grow, so too does the need for more members to become involved. Every new voice adds to the strength of our representation.

## Looking Ahead

Our focus for the coming year is to expand member engagement in advocacy. By developing Chapter-based advocacy plans and using tools such as our NEXUS platform for collaboration, we are building opportunities for members to help shape reforms that affect their practice. At the same time, AIBS will strengthen its capacity to take a more proactive stance, identifying emerging issues early and leading conversations on reform, rather than responding only when proposals are put forward.

With improved member engagement in this area of activity, AIBS will further strengthen its value proposition well beyond the unparalleled position we currently offer. As AIBS continues to strengthen its relationships with governments and regulators, our influence and the value we deliver to members and the broader community will only grow.

# Thank You to Our Volunteers

AIBS is proud to be a member-led organisation. Behind every initiative, event and standard, there are volunteers who give their time, expertise and energy to strengthen our profession.

We sincerely **thank the many members** who contributed in 2024–25, whether as committee members, advisory group participants, contributors to Standards Australia, or speakers and panellists at our events. Your knowledge and commitment help shape the future of building surveying.

*AIBS is a member-led organisation and our volunteers power that leadership.*

Together, you make our community stronger and ensure that building surveyors continue to play a vital role in protecting Australia's built environment.





[aibs.com.au](http://aibs.com.au)