

**Submission
No 3**

INQUIRY INTO THE MANAGEMENT OF NSW PUBLIC HOUSING MAINTENANCE CONTRACTS

Name: Name Suppressed
Date Received: 18/01/2016

Partially Confidential

Dear NSW Parliament Legislative Assembly and other Committee Members,

I am glad there is an Inquiry being held to discuss funding for Contractors in the NSW Housing Sector because there seems to be a lot of shonky tradesmen and contractors doing the wrong thing by NSW Housing Tenants , however sadly this involves the [REDACTED] and [REDACTED] being involved with work not being carried out also.

My family and I have suffered from work not being contracted for repairs that meet the current LAHC Component of NSW Laws of Standards of Living.

We are 1 of many families of tenants here in the [REDACTED] that require much needed work done to our rental properties from NSW Housing [REDACTED] and our properties fall short of the May 2012 Component by LAHC.

The issues are as follows for [REDACTED].

[REDACTED] and surrounding streets in [REDACTED]

We reside in [REDACTED] at [REDACTED]

1. all properties have or are made from fibro and cement asbestos , most properties contain dangerous levels of toxic mould due to trees overgrown , housing do not raise orders to keep the sounding bush and trees lopped and maintained to allow sun to filter around the properties to minimise the build up of black mould , nor do they come and attend and assess the problem and have the properties gernied and freshly painted to keep the properties outside clean and pass the issue to the tenant which is unfair.
2. There are no adequate lighting from street lights at night , and no street lights installed or fitted to reduce risks at night, But there is a lamp light that was installed but requires the bulb to be changed every so often by tenants, this one streep lamp only lights up the cul de sac, not the laneway where other tenants live nor the top or bottom of the hill , NSW housing officers so not visit after dark or later in the early hours to see how this is dangerous , and encourages more theft and crime to properties and vehicles.
3. 5 properties have lock up garages the rest do not , the tenants including myself do not have lockable carport garages suffer from crime related matters of stealing, this has been pointed out to NSW Housing and ignored and the Local MP [REDACTED] is aware of our concerns.
4. There seems to be a lot of contractors coming and going but no work done, as for our problem with the upgrade of the bathroom , the shower rail to hold the curtain rod up kept coming away from the Asbestos fibro wall and everytime a plumber carpenter came out would drill holes into the asbestos creating further damage and screwing the rod bracket to the wall with nothing holding it secure begin the wall cavity such as timber frame work , and it just kept coming away again and again due to the heaviness in the rod and this was reported to the NSW Ombudsman [REDACTED] and he too wanted to argue with me he found nothing wrong with the bathroom and denied there

was asbestos in the bathroom, to date the shower rail was eventually secured but I still flimsy and inadequate, the asbestos I still present in both the bathroom and toilet and a works order raised and cancelled as always to upgrade and remove all asbestos yet nothing done.

Workman come have a look pretend to measure up and dont come back , then Li say they never were allowed entry by tenants when tenants sits around waiting and waiting , they get paid a call out fee for nothing most times and if they care out work , like ██████████ who does often , does 30mins of unfinished work says he has been for 6hrs when he hadn't , gets paid for 6hrs of work he didn't do and not only does he do that he also does a flimsy shonky job that uses bare minimal products and says housing will only approve and order for so much.

All contractor are ripping off housing, and the ██████████ lies and doesn't approve what work needs to be done either, they are all using abusing the NSW State Governments funding and most are stealing the materials for themselves and do not go to tenants properties, we are left renting run down dumps and not all tenants are on subsidy's and are working on low incomes paying full market rent.

There is also drainage issues in the street which causes worry ontop of the toxic black mould issues with asbestos issues.

The whole of ██████████ requires repairs done on all properties and they are not getting done and ██████████ refuses to spend money and client service officers are rude , unhelpful and will not regulary visit for housing inspections to assist their clients who have tried to get help.

Now my family and I are being refused to have our property modified just a small fraction , because the ██████████ wants to relocate us and give this property to the neighbours brother because they know the neighbour who I a friend of one of their officers and no , why should we be relocated because I broke my leg here on the unlevel ground I asked to be made level 18 months ago when they ordered 3 conifers to be removed and did not level the yards. Off for safety and risk of fall , I should be suing for damages .

These are just some of the issues around here that are just wrong, the funding provided to housing for repairs is written off by ██████████ ██████████ and they get the funding and they get their own private homes looking slick while our properties are recorded to have repairs done that dont exists half the time , its a big rort, and NSW Housing also rorted tenants with overcharged water bills and not repairing toilets that leaked when reported and other matters pertaining to water and being charged double triple and shared water on a single water meter.

You can even ask ██████████ who soul have all emails I sent and the ongoing haggling with ██████████ ██████████ and even now ██████████ Office.

They all have emails from me ██████████ , and not one of them would get anything resolved, still had issues with the local office, with ██████████ ██████████ and also other staff such as ██████████ and ██████████ and ██████████ , they are

corrupt as they get and none of them deserve their jobs the way they bully tenants , refuse repairs and [REDACTED] is just as bad.

Things need to change infact things need to improve and only will once these staff members get the boot out of there.

If you require further documentation please ask and I will supply you with dates and photographic evidence

Your Faithfully

The [REDACTED] in [REDACTED] NSW [REDACTED]