

**Submission
No 12**

EMBEDDED NETWORKS IN NEW SOUTH WALES

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Position: Secretary of the Strata Committee
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Partially
Confidential

This situation is unacceptable our government should do better, every element involved in purchasing and living in a home in a new development is depressingly difficult and or expensive the regulations or lack thereof seem to only benefit industry and not the people who will actually live in the homes.

To state the obvious there is a housing crisis and apartments are an important factor in solving this situation but at the moment because of de-regulation and lack of oversight on the part of our local and state governments its a bit of a nightmare when you factor in defects, strata, embedded networks, onerous unfair contracts and high interest rates.