

Submission
No 160

INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE HOUSING

Name: Name suppressed

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Partially Confidential

The Director
Select Committee on Social, Public and Affordable Housing.
Parliament House
Macquarie Street
Sydney
2000.

I wish to appear before the committee answer question arising out of my submission and to talk to the committee on the way forward for public Housing.

I am male, disabled Pensioner. (Chronic bad back and pain.)

Having lived in Public Housing now known as Social Housing at my current address for approx 12 years. I worked from the age of 15yrs old as a Bakers apprentice, (4yrs) Builders Labourer, fisherman, Warehouse foreman, fruit picker then for the Health Commission for over 15 yrs, 1st as a wardsmen / morgue attendant then as a Surgical Dresser, Forensic Assistant (City Morgue), Psychiatric Nurse for 4 yrs.(I failed my final exam.) I then worked in Hospitality industry for over 12 yrs as a Doorman, bartender, cellar man, silver service waiter (Australian Army Eastern Command), Operations Manager, assistant Manager, Manager. (Fairfax Group).

I have wide experience in life and work till I was deemed to be a " dysfunctional of production." I then became homeless, couch surfing with friends and family saving to buy a van in which I then lived moving around the state as to not inconvenience people and to not attract attention of authorities (Council ranger, National Parks rangers, Police etc.) I have always been self supporting/self reliant until unable due to injury and a worn out body I now suffer chronic back pain due to multiple injuries to my back caused being big (Get the big bloke) and hard work in the above industries.

I applied for housing on being unemployable, after some 5 years on the waiting list I was informed by my brother whose address I used as a post address, that a letter from housing had arrived for me. (I would phone him weekly.) He informed me that it was a 24hr notice to contact housing which I did at the nearest branch. I as informed by a pettifog that I had been removed from the list for not answering within the time frame of 24 hrs.! I referred him to the notes in which I had been given 1 week in which to report due to homelessness but he refused to look them up saying "No no no you did not comply with the rules your off the list!" I then demanded the manager and after some to and frowning he complied. The pettifog was berated for inflexibility and told to reverse this. Unknown to me I was put on the bottom of the list thus waited for over 11yrs for placement. When at the time the wait was 7yrs. Thus began my life as a Housing Commission Tenant.

What I wish to address is;

- Maintenance and Management / fraud.
- Public Housing, Social Housing, Affordable Housing, Community Housing, Co-Operative Housing.
- Client Services / Management
- Housing NSW Debt
- Essential services personnel retention problems within the inner City.
- Social mix
- No more then 30% in any suburb mantra

- Problem solving / away forward

Maintenance

From the Director of Housing New South Wales (HNSW) down there is a lack understanding of basic building maintenance theory, in that the building must be kept dry, time and time again they have been informed of the following at many many meeting;

Water falls from the sky, onto roofs, then into gutters, down down pipes, into drains and away from buildings.

If not it falls from sky onto roofs then flows into holes in the roof then into the building fabric were it rots timber, walls become unstable, plaster fails, paint peels, mould grows, inhabitants health suffers, the building fails.

It is the 1st thing any builder or building manager learns! It's not rocket science!

But not HNSW!

They come up with every excuse under the sun why it can't be done and any thing else is pointless if the roof and gutter fail.

The most cost effective maintenance that will save millions of dollars in maintenance cost is that of clearing / cleaning of gutters, down pipes and drains that will keep building dry.

Time and time again we see HNSW repainting /re-plastering units but refuse to fix holes in roofs, gutters, down pipes or storm drains that cause these problems.

I refer you to the Tenants Tribunal rulings and the 360 orders that tenants don't pay rent and have paid rent refunded.

HNSW has waste hundreds of thousands of dollars by repairing and repainting inside units but refuse to fix roofs gutters and drains.

They are endangering 100s of lives due to mould and fungi entering peoples lungs who in many cases are in poor health in the 1st place. This must stop! it building maintenance 101 (To use the USA term)

How can they be that thick? Why does this happen? Do they wish the stock of housing to degrade I think so, as even "Blind Freddy" could see this as a problem but not the Director and every one under! I believe it is intentional how could it be other wise!

I refer you to the Federal member for Sydney for information on what happened to the Federal Grant to clear the maintenance back log. She put it more succinctly then I can.

Having had an "UP GRADE" some 3-4 yrs ago I can tell you it was not money for value and if it had been any buildings that I had Managed, I would of sue or refused to pay out on many jobs done due to substandard work and just plain incompetency of so called tradesmen. As well as out right fraud, work uncompleted.

- Fire proofing -

(After a very compentant fire safety engineer inspected and reported.

(No problems with him. Polite and diplomatic a gentleman.

(This work was then carried out by a very odd crew of Chinese workers who did not speak a word of English wearing ill fitting cloths and boots several sizes to big. (Illegals?) contracted through "Spotless" by Housing NSW.

(These people did not cover any thing leaving debris and rubbish were it fell.

(Left trails of dust in and out of units.

(Continued to smoke and drop ash and butts on the floors and surfaces, laughing when attempt where made to stop them.

(They where totally incompetent in works carried out! No care no talent (No visa!?)

(Work in my unit had to be redone 4 times with another crew being called in to correct their work but in other units this was left unfinished and unpainted.

(It was a joke with the engineer apologising to all tenants say he would never ever allow "Spotless" or Housing NSW to contract out this work again as he would contract it himself due to his duty of care and liability costs. "It should have been straight forward, taking only a week or two to complete to an standard. Never in my Professional life have I come across such shoddy work. It's my company and name that has been degraded. I will not allow this to happen ever again."

Replace roof and guttering

(I have no problem with this job except the roofer only worked for 4 hrs per day from removal to completion (3 months)this said to me that there was a lot of fat on this job.

(Down pipes were not replaced or cleared as I was informed of by "Spotless" they where not part of contracted work.

Painting

(I have major concern with how this was carried out and the standard of work.

(1st no preparation was done what so ever except a scrap as they painted.

(Rotten timber, cracks, holes left.

(**Major failure was that is was expectable to "Spotless" who over saw this work and the "Technical officers from Housing NSW"!**

(**No primer no under coat nothing!**

(**They diluted the paint by 3 in 1!**

(**Paint was applied in rain often (Oh well they have to get on with the job they have several other blocks to paint- HNSW Tech officer!) over wet timbers.**

(**No drop sheets no care dips and splashes cleaned up by tenants.**

(**Paint was applied in one coat only if it sank into wood work another was applied.**

(**Down pipes where not repaired or cleared let alone preped! No they paint over rust holes with out a care with roller instead of brushes. But that was OK with HNSW!**

(I complained to Housing head office who sent out a bod who after inspecting the block ordered that work stop on my block till railings where replaced and down pipes cleared.

(**3 yrs (approx) later after 36 inspection and the Ministers office and the Tenants Board intervention they have only replaces missing timbers, No painting no replacement no increase in height to regulations No replacement of down pipes!**

(**It would appear if you complain you and yours fellows are punished by not getting this so called "Up Grade" completed!**

(**Lastly the "Tech officers" now work for "Spotless"! (A brown paper bag by any other name!)**

(**I lodge an ICAC complaint and received a reply which found no corruption but "EXTREMELY POOR MANAGEMENT AND OVER SIGHT".**

(**I leave it to you to make conclusions.**

This contract was for \$1million 500 thousand dollars and was wasted on what can only be described

as shonky brothers = incompetency and I believe corruption by housing NSW and Spotless as it was way way below expectable levels of maintenance and care. But that is only my opinion as I say. I leave it to you to draw your own conclusions.

I can only add that the near by strata of over 16 stories with twice as many town houses cost less to repair and paint \$900,000 and is still 3 yrs later having failures fix under the same contract. Where as ours has not! Big cost difference and quality of work carried out.

OVER ALL MAINTENANCE WORK.

This this is the main contention of tenants as work is substandard and careless. Trades are often rude and down right condescending! Don't keep appointment often not turning up at all.

What I have observed;

- The remove of porcelain cisterns and replacement with cheap plastic
- This is done as a matter of course when a flush needs repair.
- Out of 35 units only 2 remain please understand these are worth \$280 each were as the plastic is only \$15.
- The plumbers remove these and wrap them in blankets in the back of their vans. I refused to allow mine to be replaced after being told they where redundant and parts could not be found, amazingly after pointing out they could be brought at the local hardware store he went to his van returning with the parts and repaired it. Ask yourselves how many times your cistern has had to be replaced! In all the years working in Hotels were they have a much heavier usage I have only ever replaced 1, which was smashed!
- All copper pipes on toilets have been removed and plastic replaced when asked why? I was
- informed it was housing new policy?!

Lighting.

- Again when lights are repaired they are now being replaced with cheap plastic ones and when asked why I am informed "They are over ten years old so we have to replace them."! WTF
- Lighting is not uniform in that each out door wall light are of a different design no two are the same this would not happen in a strata complex as it is unacceptable and degrades the value as well aesthetic making the place look bad and uncared for. The same applies to indoor lighting same applies.
- Lighting is way to bright as some residents ask for brighter and brighter lighting as they feel frightened or so they say but they are never about at night being triple dead locked inside their units.. *In fact some are so bright they shine through curtains and have to be covered by tenants. Some tenants always demand brighter lighting but are never out after dark due to mental illness. Some use outside lighting to light their units as away to save money again due to mental illness. Its bloody madness to have over bright intrusive lighting and the cost is increase for HNSW power bills.*
- Some electricians refuse to put the switch the right way round saying its done now and I'm not doing it again. When two light switches have been reversed.*
- Stoves are also now being replaced at a great rate with electricians often telling tenants to report its sparking "I'll get you a brand new one." I told the chap that I was reporting him for this and did only to be told that I was not qualified by client service officers!*

A simple audit should of picked these things up after all housing has been under the Department of Finance for some time!

The person that should be able to answer some fraud questions is the fraud officer who I believe is very frustrated at lack of prosecution of trades for over billing and billing for work not done you will get I believe great insight into the management of HNSW!

You may like to ask HNSW how many trades have been prosecuted in the last say 10 years for fraud you may be surprise at the answer or none answer, you may like to ask what process are in place to audit works carried out. It should be a simple KISS process.

I am aware of several charging for work not carried out after reporting fraud some years ago.

The fraud officer collected bills and we went through 12 months of maintenance works on --

One stands out in my mind that of 200 meters of pavers dug up and replaced when less then 2 meter was dug up and turned over with no replacements. There isnt 20 meters in the whole complex! Let alone 180 meters more!

With 16 sky lights and whirly bird heat extractors being billed but not installed!

Another was gutter clearing 1 month before the charge was for taking some 6 hrs which as he looked up was apparent in not having been done for over a year although billed, as several 3 meter tree where growing out of them.

There where many many more which I can not recall but I do recall that he had a pile of paper some 4 inches thick.

He left never to return and on asking was informed he had left the Department around this time hum. I am informed that the current Fraud office find himself in the same position.

Public Housing, Social Housing, Affordable housing, Community Housing, (Co-Operative Housing.)

Public Housing used to be for working people and was rented as well as sold to them at a rate below banks in a time when only the well off where able to buy homes. This system worked very well to lift people out of poverty, normally by giving them the opportunity to own an asset they could borrow against which formally they could not on wages when paying rent. I know several who where able to start business and are now retired and totally self supporting thus not a drain on the treasury or state.

Some where along the track this was changed to rent only, thus estates stayed rent only unlike places such as Mount Druid now a good mix of home owners and Public Housing.

What would it have become if it had remained Social Housing?

We can see by the Ministers latest "Tough love" press release this month (February 2012).

Social Housing (Poor House) Housing which apparently I live in.

I have become aware that this now is for "THOSE MOST IN NEED"

This means mentally ill and homeless substance abusers who after a stay in hostels and halfway houses move to the top of the list.

This has turned peaceful happy communities into hostile open psychiatric wards without support.

I work with the homeless and support them.

But they are not getting housing, it the most in need apparently they are not.

It may be a good outcome for charity groups and agencies but it disrupts may communities and forces them to not mix or socialise.

It also stops people visiting because who wants to visit a place were screaming and shouting takes place hourly. It wears one down.

Long term it creates ghettos of poverty.

We had two young men who would stand over the elderly demanding money for smokes and drugs these till I put a stop to this. (I am big and refuse to be intimidated!)

But thankfully "MUGGED" an elderly visitor and where arrested within the hour and sent to prison.

They "MUGGED" the elderly gent on the stairs within the building after months of loud video games often till 3 am in the morning while off their heads on pills.

Police could or would not do anything! (But I did!)

This plays into the stereotype the Minister office projects. (For the last decade regardless of the Party.)

Matt Brown (Underpants on the head, owner of 26+ rental properties) "Housing estates are a breeding ground for dis-functionality, spousal abuse, child molestation, substance abuse and criminality."

Cripes thanks Minister you are making it so!

And every Minister since with the current Minister believes the same from actions and press releases.

It is untrue for the Majority, Pymont, Balmain, etc have very little of this so far but may in the future as mental ill moving in on mass.

BUT the private development called "Jacksons Landing" at the bottom of Pymont has just that! with Australia's biggest Cocaine bust of over \$30 million dollars worth and 8 major other busts for drugs ranging from Hydroponics factories inside million dollar units, Heroin and crack in mega busts. In the last 3 years alone,,,, NOT A WORD ABOUT BREAKING UP THESE BIG PRIVATE ESTATES OR STOPPING MORE!!

AFFORDABLE HOUSING,

This was originality "CITY WEST HOUSING" introduced by Tom Uran to stop the displacement of the intergenerational Pymont people so their children did not get displaced due to redevelopment as happened around the world.

It was changed to AFFORDABLE HOUSING some years ago and expanded to those who worked in Pymont Ultimo this was then expanded again to ease Public Housing presser by Matt Brown MP Minister for Housing.

Clover Moore MP & Lord Mayor at the time. Hijacked 160 housing units and had them transferred to South Sydney Hospital claiming there was no land available for them. (Untrue as there are 4 vacant blocks here in Pymont) I believe it was a political move on advise of one of her 26 advisers. Now the children of Ultimo/ Pymont have to move away as these places are all full breaking up their community! They have been sold out!

The last Labor Government then turned "Affordable housing into parallel Public Housing for any one Pensioners and workers.

This Government has carried this forward claiming it is for low paid worker well a review of tenants would show it just plain wrong!

I believe the two should be combined into one PUBLIC HOUSING Department this would help with the mix and also allow cost savings.

It is so bastardised since vision it is not what it was designed for in Ultimo / Pymont for inter-Generational families and workers (A road out of poverty).

\$85,000 is the top wage allowed! Single or couple no difference.

Affordable housing for low paid workers \$85K?

Millers Point had similar under taking but they to have had this bastardised beyond recognition. I will leave it to them to fill you in on what has taken place.

Community Housing

You will hear a lot of positive thing about community housing by charities and church groups. I remind you that they controlled much of inner City housing before the Whitlam Government

brought the Woolloomooloo and Glebe Estates from the church's, who owned these SLUMS!
The Federal Government spent million bring them up to standard.
The church's did not even know they owned them!
As they were run by management companies on their behalf.
Much like to days charities who operate on Corporate lines (you should see the wages they pay!
good jobs if your Christian! These are Multi billion dollar businesses.).

My problem with these groups is they are exempt under the act and can discriminate such as we have seen in Nursing Homes till the Federal act was changed to dis-allow this for aged care.
(I know of a transvestite who lived her entire life as a women but was forced to die out of care due to nursing home staff continue calling her Mr and by her male birth name and dressing her as a man!
Outrageous behaviour by so called Christians).

In the Central Western Plains I found groups of people standing on street corners smoking and drinking. I became fascinated so I asked them what they were up to and was told they lived in Community Housing "The open prison mate that's what it is! Run by the Salvo's no smoking no drinking in my own F*****G PLACE! We get weekly inspections and they make you clean up if they don't like it! Bloody prisoners that's what we are now! Used to be housing! No change they said Bullshit!"

So if they wished to smoke or have a beer they had to leave the estate and drink all their beer at once on street corners at the boundary or be evicted!

Some properties in the centre of towns have been sold and moved to the fringe of country towns after being handed over so they informed me. More bang for the buck.

Co-operative Housing

This type of housing came out of the squatter movement of the 70's it is a good model but it has been bastardised by Governments and combined with Community Housing, it was self regulating with rules set by residents who acted by consensus, with repairs and rent costs collectively shared.

Today my friends tell me that it is now mostly inhabited by what they call "North-shore types" thinking they are alternates. Not many original squatters still live full time in them now, as most have moved to the North and South Coasts of NSW. But it is still operating and are functional giving people pathways out of poverty.

During the 2000's NSW Housing offered them \$30,000 each to move out of Millers Point saying "Oh it's a lot of money." But they refused as it would not allow them to buy housing in the inner City so they quietly carry on.

Their housing is mostly heritage and is kept in good repair (Unlike HNSW!)

One thing that did happen was Housing NSW told them they would have to use HNSW tradesmen for repairs and painting etc.

They began to repaint their building with these people but after 1 hour sacked them as they got up to their normal tricks

I.E. Watering paint down no under coat etc and replaced them with their own hired painters and 5 years later the paint is still in good order and condition as opposed to HNSW buildings around them which stand in disrepair and with flaking paint work which was painted at the same time.

They had to fight for this against HNSW but as it was their funds they won the right to hire their own professional trades men who sanded repaired surfaces the applied a primer and two under coats before applying several top coats for the same or a bit less than HNSW folk asked, So it can be done !

♣ Client Services / Management

- HNSW client service officers are extremely different with some acting the hard man, bully boys and girls who view tenants as inmates of an open institution standing over tenants when it is unnecessary to act so. (These people continue to threaten eviction when it is not warranted.)
- Some are just plain lazy always deferring tenants to others and are never to be seen.
- While others are openly hostile towards all tenants "You should be grateful your allowed to live here, it my taxes paying for you you know." I have been told by one who failed to see the irony of her statement ,as without Housing tenants she would not have the job. Acting in an officiate manner and pettifog in all matters.
- Other are efficient and effective treating tenants as individuals. True professionals. But they are in the minority. "Care Bears" as their fellows deridingly call them (As I was called when Nursing.) who try their best to improve tenants lives by carrying out programmes and community building programmes (Coffee clubs, gardening, etc) and maintenance (common area cleaning)

- Personally I have had a varied experience here are some;

- I was building a community garden in the garden in the turning circle of our complex after coming across a chap wanking in the over grown turning circle garden one night. Hiding within the shrubs that grow there from discarded house plants.
A local builder had donated some sandstone blocks to use as a surround for this garden and I had just started preparations by cutting way shrubbery.
- A pettifog appeared saying he was a client service officer and that I had no permission to build this garden and issued me with an order in writing to remove all the sandstone blocks or HNSW would and charge me costs!
As I thought this to be stupid and against HNSW policy I objected he reappeared yelling at me that I had 24 hrs or HNSW would charge me with dumping rubbish HNSW then went after the builder and gave him the same talking to. He asked me what to do?
I then sort help from the City of Sydney Councillors who intervened on my behalf at head office. They resined the order after Councillors and HNSW managers inspected the garden and thought it to be a worthy project.
The City of Sydney supplied soil and I built this garden collecting several tenants (Vietnamese, Chinese, Australian.)
All was well and happy till yet another client service officer appeared some months later and demand to see my application for the project tell all they would be in trouble if they continued gardening as it was endangering them by being in the turning circle!

- I referred this person to "the files" but the damage was do with the other gardeners retreating in doors and refusing to return. (No trouble, No no big trouble housing. Please no problems please.) She returned over a week later after I again sort the assistance of Councillors. She told me "Oh I'm told it OK." I asked her to tell the other gardeners it was Ok but she shrugged saying "You can I'm not!" before turning and leaving. I was left sieving at such short sightedness and pomposity.
- After returning from a trip to the Central Western Tablelands I found a letter from housing NSW informing me that I faced eviction if I did not clear common areas of "YOUR HOARDINGS" what hoardings? Was my first re-actions I then phone HNSW client officer a young short haired Kiwi woman and asked that she come out and explain what the hoarding was about.
This she did pointing to other tenants property saying it was mine. I told her the only thing I had to do with it was I had tidied it up and stacked it out of the road, she refused to listen and started yelling "Get rid of it or I start eviction by the end of the week!" "How the hell did you decide it was

mine?" "The tenants told me it was yours and complained your a bully."

She insisted that BBQ and table and chair be removed although encouraged by housing as socialisation tools. She then left again threatening to evict me.

I removed all phoning the council to collect it then spent 3 days flat on my back due to pain!

I later was informed by the women above that it was she who had complained and it was because she did not like me throwing her falling apart cupboard out along with other rubbish accumulating about the complex, she is mentally ill. A do nothing, who thinks I am the font of all evil. "I want you gone because your a bastard always whispering about me."

..bloody madness.

The next two client service officers where ex-London Housing Officers who would spend time with us, they left after 4 months but came around to see me and other having coffee and cake they brought with them.

They had had it with the other client services officer who apparently continually complained about how hard it was to work with clients and how housing Tenants where "rubbish, scum of the earth, parasites" ,

"Well they should work in London were we have no-go zones with attack dogs block houses and barb-wire you have to go round with the armed response and riot police to get in and they throw fridges and all sorts down on you some have never paid rent and collect rent off others." "I love you all here so good and peaceful and you try so hard Glenn to lift the place I am sorry to leave you to that pack of bastards in the office stick up for your selves and dont take shit off them."

Pity they could not stayed and educated others to be like them efficient and respectful. As I have said these type of offices are in the minority and derided as "Care Bears."

Now that was an eye opener to how we are viewed by Client service officers..scum?

Management.

Have a top down management style with those living in HNSW the grist in the mill.

Over the years I have attempted to work with NSW Housing Management to improve out come. Only the become aware that all are tick the box exercises, as nothing is done or taken on board by management.

Forums are taken up by talking heads explaining policy over 6/8 th of time is used by HNSW with "clients" only having little time to express their opinions and ask questions with any one putting forward problem solving brushed aside or told we cant discuss that here. Most who now attend do so for the free food!

Consultative committees are a sad joke with bans on topics such as Maintenance, sale of housing, client mixes, client services. So what is left?

(The last one I attended I walked out on after 2 meetings were time was used up by the Chairs (The Manager) insisting on finding a name for the group! In frustration I said "How about the group that will do!" Only to have her sail into a long lecture on why names are important. After 1 hour I walked out in frustration.

(I was shocked on the way out as I notice the Directory on the wall had 4 floors of "Property disposal" 2008 at this time few know of the sales of public owned housing.

(I find management is always changing within the Inner City and distant from problems with

housing stock.

At a cynical level appear to be more interested in running down stock thus allowing disposal. They have no truck with tenants questioning their direction or outcomes.

We the tenants are the last to know let alone consulted or asked for our opinion, as this Committees existence only came to my attention via a conversation with a fellow activist last week he only found out via a charity.

It appears we are disposable and of no consequence to Management who appear to be working with developers in running stock down enabling/ forcing sales of stock or public / private redevelopment.

NSW Housing debt

Hundreds (if not thousand) of housing stock stand empty across the City and state. While 100,000 wait housing.

One only has to go to Millers Point or Redfern were boarded up housing stock sits for months vacant.

People seeking to transfer in to smaller units within their community (Down Sizing) are told to join the list and await their turn!

No effort has been made to assist tenants down size in their communities as per the Auditor Generals report.

Except to increase rents on empty bedrooms.

In fact the women next door asked to look at a unit vacated with in my block as hers is a 3 bedroom and the one vacant is 1 bedroom but on asking the client service officer she was told very abruptly that if she wished to down size to put her name on the list and wait as every one else has to.

By going on the list tenants feel they may be moved out of their communities away from support group of friends and family.

At the moment HNSW rents housing units from the private sector as emergence accommodation across the State. Motels and hotels are used while ex-psychiatric Hospital sit empty and are allowed to become derelict instead of being used as emergency housing accommodation.

Public / Private developments HNSW pays strata fees.

All of these are unsustainable with debt spiralling out of control in one year the debts have risen by more the 100% and climbing daily.

HNSW has sold / transferred thousands of housing units across NSW without any reduction of debt. Receipts are down across across HNSW controlled asset's due to the current direction and it is failing the people of NSW. It can only get worse by having no workers in "Social Housing".

Management is poor of these asset's, which instead of being seen as asset's are seen as liabilities.

They are being run down **not** for want of money but how this money is wasted and syphoned of by every one concerned but the only ones being hunted and blamed are tenants who the majority don't intentionally break the law. (having boy /girl friend staying or family and friend not on leases.)

The way forward.

Management of HNSW must change I believed the executive level needs replacing with one that embraces Public Housing not despise it! (And is not in bed with developers be it via that committee called public / private developments.)

Affordable Housing and Social housing should and must be rolled into one with intergenerational members of a community given 1st place in there community as to not displace them due to development and high rents. (Pymont, Millers Point.)

This would save money and by having working poor and essential service people mixed in, it will stop the ghetto of poverty forming as it is under the current system.

Spotless needs to have it's contract terminate or at the lest not re-signed. It is simple a 30% drain on resources. They don't own a screw driver!

They farm work out to other companies who take another 25% before any work is even contracted out!

The Department of Commerce needs to be given the job of building maintenance and oversight of contractors and payment of works as they have a proven track record of having honest out comes and they will not allow "shonky brothers" on sites they control!

They do it once do it right and dont have to redo it over and over again.

They are honourable and trust worthy. Best of all cost will be reduced and housing raised over time. Just look about you and you can see the quality of the work they over see.(Hopefully the committee is in the Parliament of NSW building.)

Housing in Miller Point and Pymont vacant should be used as housing for the intergenerational people of Millers Point as promised by Government at hand over from M.S. And the Development of Pymont.

Essential services personnel retention problems within the inner City is a very real problem due to excessive rents. I believe it is not an unsolvable problem as if these service people where housed in Public Housing it would stop ghettos of disparation forming providing positive roll models. These people would also mix with all levels of society thus escape poverty and the other gain understanding of others.

I believe the way forward is to mix low paid workers, Essential services personnel, pensioners all together as normal society used to be in most suburbs unlike the current social engineering by developers, were they promote "Exclusives, High earners, Guarded enclaves of luxury." instead of dividing communities combine them as per Tom Urans vision for a strong society and communities.

No more then 30% in any suburb mantra

This mantra come out of the Boston and New York Brownstones it was used to destroy public housing in these two Cities which like Sydney have become once again valuable land.

There is a pattern here MPs it goes like this:

Public Housing on valuable land is allowed to run down, the Housing authority moves in Mentally ill and the bad buggers, it becomes unsafe, police then start heavy handed policing, Government steps in with "Hard Love" and the mantra of NO MORE THEN 30%, Blocks are raised communities broken up and spread far and wide, at last they are gone and the land vacant! Next they decide it cant be left and it is sold for redevelopment, it then is sold for high prices and it's a win/ win for every one except the poor who are now in areas no one wants get the picture sound like

what your being told by housing? Redfern ring any bells check it out that's the pattern from the US of A! And what's going on here.

Thank you and I am available for questions and ~~explanations~~.