

Submission
No 3

**INQUIRY INTO REGULATION OF BUILDING
STANDARDS, BUILDING QUALITY AND BUILDING
DISPUTES**

Name: Name suppressed

Date Received: 5 July 2019

Partially
Confidential

Its not just apartment buildings: its also homes that should be included in this inquiry. I bought a home off-the-plan in a new housing development in West Sydney and moved in May 2018. There were issues with the external plumbing and guttering which became apparent after some rainy weather. The most shocking to find (and a plumber had only discovered this two days ago - 3rd July '19) was that my downpipes were never connected to the stormwater drain or gutter - water was draining directly underground. This has since been fixed (only a day later they connected the downpipe to the curb, destroying my front yard in the process) but the lack of drainage could cause major damage to my foundation in years to come.

This is in addition too:

- A deleted downpipe in the backyard which was never sealed - basically a hole in the ground connected to the gutter system that overflowed when it rained heavily, causing my backyard to be flooded on multiple occasions. The flooding had destroyed my back lawn.
- a leaking gutter caused by a missing corner bracket - this leaked after rain causing water to fall and pool by the foundation, causing concrete to erode from the slab. But the builder says that's just fine.

Each of these issues took months for the builder to fix after being notified and I followed up with them on a regular basis. The builder takes their time with most issues I raise with them but it took them one day to connect the drainage pipe to the curb when they discovered it was an issue.

I asked for the warranty to be extended but apparently that can't be done.