

Submission
No 7

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

Name: Ms Fernanda Rodas
Date Received: 8 July 2019

Partially
Confidential

Dear Members of Parliament

I believe that we elect governments to protect our property rights from people who want to abuse the system.

Now, I believe that the State Government gave away our rights to own our Homes with the pretext of Building Renewal.

By not making sure that the buildings were built to last people who bought their homes on those building will have a nightmare to get out of that mess.

If the situation does not get better and private providers get in charge, would not be cheaper for taxpayers not to have any kind of governments and know that we must fend for ourselves?

My question: where do we go if something goes wrong? My experience is that we do not have anyone to help.

The following was one of the many emails I had sent to Fair Trading and some of the past and present Minister for the supposed Fair Trading.

We need like a Royal Commission to get to the bottom of our loses in Strata Living. The Federal Government or the State are not doing anything about shonky and unnecessary work that we have to go through. Our Homes are not secured because I believe that Investors/Developers had the State Government changing the regulations to benefit them.

Principal Registrar and Executive Director Complain no:
NSW Civil & Administrative Tribunal

I refer to your letter dated 21/1/2019 and the never-ending hearings from the previous CTTT and now NCAT and that the NCAT will have a hearing on 19 February 2019 so I must listen to more lies.

I believe that the way Fair Trading treat us by not doing anything about Shonky work done on our/other peoples' stratum needs like a Royal Commission to get to the bottom of our problems.

Please read all my emails I had send to the Ministers about shonky and unsafe work done in the last 4 years and you understand my anger. Copy of my email I sent to the Office of Registrar General.

Dear

Strata owners need reforms that improves their lives not reforms that only takes into consideration the wellbeing of Developers/Investors and people like me who bought a Home 42 years ago had to go through harassment and there is nothing I can't do because the way Fair Trading works it makes it more expensive and it does not solve the problem that we have at the moment where some Strata Managers and members of a committee make the rules.

I curse the day Fair Trading got involved in our strata when it appointed a compulsory Strata Manager in 2008 and the only thing my ex neighbour and I could do was to change the appointing for 6 months instead of the ruling “when all the work had been completed”. You know very well that there is always work to be done so the appointment could had been forever. The result was that we were left with shonky work that we had to pay to be rectified.

Now we have the same problem with the same Strata Manager and new Committee Members that want to exploit the new Strata Regulation.

“The new laws provide a number of significant safeguards to ensure all owners, particularly those in dissent, are protected. For example: • a new independent oversight role has been established for the Land and Environment Court, which must be satisfied that the proper process has been followed, the terms of the renewal plan are ‘just and equitable’, and that the owners are receiving fair compensation. If the Court is not satisfied, the strata renewal plan cannot proceed; “•

My neighbour on the other strata was trying to see if she could get help from the government but it seems like Legal Aid has only 2 lawyers in the State to help people who do not want to be exploited by the new Regulation.

We did not have that problem before that terrible Regulation was introduced and we believe that taxpayers money should help people who need help not changing the Regulations to look like the Government is doing something for our benefit. When I bought my Lot 42 years ago, I owed 100% now it’s not the case.

As a strata building gets older, many structural components begin to fail, maintenance becomes more expensive and, in many cases, unviable.

Are you aware of the conditions of new buildings and people who are, are keeping away from them?

“ABC from the conversation 17/1/2019 “Opal is unusual. Very few residential buildings in Australia have ever been evacuated due to construction defects, and fewer still because of structural cracking. The vast majority of construction defects in multi-unit residential buildings are waterproofing failures. Rather than creating short-term alarm, they create long-term misery. Because misery does not generate headlines, the problem of quality in multi-unit housing continues to be ignored by governments.”

Yours sincerely

Fernanda Rodas

Attachment of our first submission to the CTTT, please read it and you notice that Strata living is a Big Rort. Today I received my strata levy that it was increased to \$1,312.50 from \$800.00 to be paid on 1/3/2019.

Please read my last email I sent to Hon. Matt Kean MP where I informed him that after paying special levies on 28/October the strata did not funds to pay for the Building’s insurance. We still have plenty of shonky work to be rectified.

Thanks for trying to get to the bottom of our losses.

Fernanda Rodas