

Submission
No 13

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

Name: Name suppressed

Date Received: 11 July 2019

Partially
Confidential

I live in a strata unit as an owner, and previously as a renter.

I am also working as a building designer, studying a Master of Architecture.

On the matter of reporting and rectifying defects

From my experience, the strata committees are usually a good option for addressing most issues when owner/occupiers form the majority of residents, and actively engage in the process. Owing to the mutual vested interest in their respective properties and in the quality of life stemming from the decisions they make. Owners will take the time to find better deals for contractors and services, often performing the more manual tasks themselves like lawn mowing, gardening, etc.

When the majority of owners are investors living off site, the responsibility delegated to third parties is rarely managed well or responsibly. Contracts are usually more than expensive, and the jobs are not done or supervised. Strata funds are often lower in these examples.

I'm proposing two separate categories for strata management committees. Where a threshold of owner/occupier ratio/units reaches a critical amount, then there might be concessions. Or conversely, more regulation.

Regulation of building designers

I believe the Victorian model of construction regulation is a good start, insofar as having all building designers having to be registered and qualified to obtain building permits. Currently NSW and a few other states do not require this provided the drawings comply with specifications.

Private certification is not a good idea, it raises huge potential for conflict of interest.