

Submission
No 15

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

Name: Name suppressed

Date Received: 11 July 2019

Partially
Confidential

I have been visiting apartments on the NSW Central Coast for the past 15 years as part of my work. The apartments vary in age. In that time I have come across approximately 15 buildings that have had major defects. The majority of these defects related to poor or non-existent water proofing. Other defects included:

- unsafe balconies that had to be propped up
- wrong grade of external windows and doors; resulting in the whole of the outside having to be replaced
- failing expansion joints through the whole of an 8 storey building
- external building façade crumbling off
- balcony weep holes covered up causing flooding to units
- balcony gradients creating flooding into units
- timber framework traversing adjoining units

The list goes on and on. I have told people what I have witnessed is a crime particularly the fact that it is so widespread and nothing has been done to address the problem, until now.