

**Submission  
No 30**

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

**Name:** Mr Ron Waters

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## Building Issues

1. Require all trades to be qualified for the work they are undertaking incl tilers,waterproofers etc. whilst the Act requires this who checks to make sure that the developer is not cutting corners. It is important that Local Government controls the process and ensures that all trades including waterproofers are qualified.
2. Local authorities be compelled to release the names of private people signing final inspection certificates and that action against such people can be taken to recover damages where the work is not up to standard and that person has claimed it is.
3. Where developers deliberately cost cut by eliminating works that any competent designer would require they should bear any costs that a new owner has to meet because of such cutting ie the provision of cabling conduits, water proofing of stairways, poor tiling work
4. Developers be required to ensure that all equipment such as lifts,intercoms,locks,pumps in a development have warranties commensurate with the cost of the equipment so that repairs can be made under warranty. So many developers provide superseded facilities that future owners have to replace because parts are no longer available.
5. That on completion of a development the developer be required to prepare in simple format all approvals,warranties,plans,specifications. It is nightmare for new owners to try and get these details from local authorities who hide behind the copyright and privacy legislation and the developer says he doesn't have them as they are held by the council
6. That the builders liability insurance arrangements be improved to enable defects to be rectified on all matters that may not be visible during an inspection by a prospective purchaser.

Thank you for the opportunity. These issues came from the experiences that we and our fellow owners have experienced after purchasing an apartment in a small 14 lot Strata scheme.