

**Submission
No 34**

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

Name: Mr Michael Want

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Michael Want

10:02 AM (8 minutes ago)

Dear Premier,

The Building and Construction Industry plays a pivotal role in any successful economy.

The money being generated from the Industry and spent on the combination of Fair Trading, NCAT, BPB and Home Building Act Insurance equates to an enormous imposition of cost to the industry and its subsequent consumers and investors.

Is the state being serious about providing quality and real consumer protection whilst maintaining economic growth, affordability and jobs in the sector. The state really has no alternative but improve outcomes whilst reducing the burden on consumers (owners and tenants), who after all wear all associated costs involved in building and construction.

Consumer costs are way out of control (both ownership and tenancy) and that is reflected in the market and for many years now.

Consumers have a right to reasonable and fair costs involved with ownership and tenancy.

The current government bodies and accredited professionals are not even capable of enforcing standards or orders which take months and even years and impose further costs on consumers to obtain an unenforceable order or decision.

There are so many vacant buildings across the country, and such little activity when compared to previous years and decades. CBD's are like ghost towns on most weekends today.

This all said, costs and some returns for those that can invest are extremely high. The amounts required for investment are

significantly higher yet the stock being produced is significantly lower.

For example, your Government spent \$360m dollars on Westbank stadium. Sure, it holds an extra 10000 seats, Great stadium by the way, but really was it required. Central Coast stadium cost the State and Council only \$28m dollars (19 years ago) and has many years of expected life still in it.

Investment and substantial cost increases such as these are not sustainable and offer little value for constituent's dollars.

Personally, I enjoy sport thoroughly and enjoy a large crowd's atmosphere, however crowds have and continue to decrease at most sporting venues across the country.

Namely due to high building costs of compliance, applications, approvals, local contributions, unnecessary standards and forever changing codes and legislation, amongst associated costs with tickets (agents), professional catering, travelling, parking, entertainment, athlete rewards, event staff, security, stadium hire, scoreboard and electronic signage hire/usage etc. Times have changed from amateur age to the professional age and there are so many hands on the pie that average people just have to keep adding to the pie.

Again, the building and construction industry is a major driver in successful economies, the money being injected is not being injected sustainably and this is reflected in the current market conditions and for far too long now.

Too much money is spent over regulating, useless auditing and accreditation, professional bodies that do nothing but promote internal people and educators, making insignificant and constant changes to approval processes, to standards, codes and legislation and things like energy efficiency (whilst technology increases in use more and more power is drawn but building methods are forced to accommodate these changes not the manufacturing or the technology itself for example) it is a complete injustice and waste of money all passed on to the end user, our children that rent. Most of the people with money bought house and land for as little as \$20000 or less in the 1970's a fact. These people are the only ones laughing all the way to the bank and enjoying making a living off the back over the younger generations.

Land is a serious issue. Bits and pieces only are released in small stages allowing market to continually increase. Land has minimum lot sizes etc but estates and releases just keep getting smaller to maintain the status quo and not flood markets and help people break into the market.

Existing buildings are not worth the same as new buildings and the market should reflect this in rents and acquisition costs.

Home ownership is a right, an entitlement, and should not be a way of continually increasing wealth, people should only be allowed to own what they actually need.

If they want to help the market then they should be forced to provide affordable accommodation and to an acceptable standard. People owning many houses and living off the back of others is totally unreasonable, unfair and an injustice for something that every Australian actually needs, wants and is entitled too.

Michael Want