

Supplementary
Submission
No 24a

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

Name: Mr Richard Devon

Date Received: 21 July 2019

Partially
Confidential

This is my second submission ; my first submission does not seem to be listed yet. I do not require confidentiality of my name nor the contents of both submissions. The reason for this second submission is that if this inquiry wishes to put together the total story of the inadequacy of the new Strata Act, then by interviewing the people named in this submission and querying them along the lines that I am suggesting, then the whole debacle will unfold. All of this relates to SP80603 (commercial) and SP80605 (residential) which represents the ownership of The Landmark building, 215 Pacific Highway Charlestown 2290.

Firstly, the owner, developer and builder is _____ of _____ Belmont 2280. He used an entity known as Kingston Piazza Pty Ltd as the owner/developer, and subsequently applied for voluntary liquidation in December 2014, finalised in February 2015.

The builder started off as Kingston Building Australia Pty Ltd. which seems to have changed to Kingston Building (Australia) Pty Ltd, then, later to Kingston Building Pty Ltd which, in February 2012 changed to Nelson Bay Building Pty Ltd., which was designated a maintenance company with _____ as sole director. Nelson Bay Building Pty Ltd was subsequently wound up on 23/10/2017.. Mr _____ should be asked to explain all of this.

_____ of Dix Gardner Private Certifiers should be asked to explain why there are no 'as built' plans for this building, as should _____ of Lake Group Strata (managing agents) and _____ from the Lake Macquarie City Council.

_____ of Kerin Benson Lawyers should be interviewed on her misleading of the Owners Corporation by attempting to sue Nelson Bay Building Pty Ltd which was never the builder. I informed a general meeting of SP80605 of these facts which _____ chose to ignore and cost the Owners Corporation nearly \$20,000.00 for a meeting with _____ which he aborted after approximately 20 minutes.

_____ and _____ members of the strata committee for SP80605 should be interviewed over their inaction on building faults whilst on the Strata Committee WITH _____ in 2009. _____ was also on the Building Management Committee with _____ (deceased residential unit owner) and _____ with zero remediation results. Minutes from these meetings are quite damning.

_____ of Lake Group Strata, the managing agents should be asked why he did not notify the building insurers, CHU, of the massive remediation needed for the building. I personally, as an owner, made the notification to CHU.

I would be happy to concur with your staff to bring the secretive and erroneous conduct of all of the persons and entities mentioned into the public arena. The whole activity of the building faults related to The Landmark building relates to both a cover up and a conspiracy.

_____ of Northrop Engineers, an owner/occupier of a commercial unit in SP80603 and who was involved with engineering aspects of the building also refuses to acknowledge and supply 'as built' plans for the building. The issue here is that Level 9, the Level with the most building faults, was redesigned some three times after the original architects 'Schriebers' were dismissed. The altered plans were created 'in house', and no entity associated with the building, including the Lake Macquarie City Council will release these plans. No entity even admits to their existence.

The whole history of this building and its issues reeks of a conspiracy. 'Relevant Business Relationships' listed for the advertisements for the building were _____, Lake Group Strata, _____ of Northrop Engineers, and _____ of Creer Property ALL had vested interests in the development. Little chance of any of these three people exposing the massive problems with the building. Nothing is at arms length, and the new Strata Act (November 2016) offers very little,assistance