

**Submission
No 55**

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

Name: Ms Maureen Partridge

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I do not write this submission with any building expertise at all but I do credit myself with enough understanding of human nature to enable me to say categorically that privatisation of regulation doesn't work.

Unfortunately most politicians and public servants who are tasked with writing these policies simply do not understand the fact that if there is the tiniest chink of light in a bill or regulation a self-interested and amoral person will squeeze through it. Bear in mind those who came out of the woodwork in the pink batts tragedy. We had 10 year-olds walking on the roofs of houses, untrained people forced to work in roof cavities in extreme heat and ultimately loss of life due to heat exhaustion and electrocution. You would think governments would have learned that government regulation is a necessary part of the building industry. The only people who should be tasked with this work are trained, independent, government paid employees.

I have personally witnessed the 'work' of a private certifier tasked to inspect a first floor elevated extension to a private home. He was engaged by the builder, though he was unknown to the builder previously. The man walked down the driveway, introduced himself to the builder and asked 'all okay mate?'. When the builder replied in the affirmative the 'certifier' replied 'all good then' and left, never having left the driveway. The builder was disgusted. Nice work if you can get it. On that example even I could be employed as a 'certifier'.

I was initially reluctant to put in a submission to this inquiry because of the almost religious commitment to privatisation shown by this and recent governments. This makes me doubt whether there is even a will to solve these problems, apart from a desire to get stories about appalling examples of building failures off the front pages. But one must live in hope.