

**Submission
No 66**

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

Name: Mr David Gray

Date Received: 27 July 2019

Dear all,

My problem along with 36 others in our Newcastle 15 year old unit block is standing at potentially up to \$2 million dollars to date. We are still getting quotes and they said it is likely they will uncover more issues once they start the works.

Some of us will likely lose everything,

Personally I and my family may survive but we bought this place to help us get rid of our mortgage on retirement in about 7 years from now. That will now be a drain rather than a help.

If the cost goes up we also will need to sell at a substantial loss (who wants to buy a unit with major issues) and that will take our family home and possibly put us renting at retirement with little to no super.

These issues are coming to light 15 years after the building was built. I believe the cause is because the building was not built to the regulations of the time. Most of the issues are to do with water proofing but the cladding is also flammable.

I believe the state Govt (That is the people of NSW) should pay for this mess. Perhaps the council should be made to take on the cost of repairs for these issues.

We did a strata search when we bought the unit but I wouldn't have guessed there was major issues that have been caused by at best negligence.

We are told that as it was built in 2004 there is no come backs and no one can be held responsible. Yet it seems building was passed even though it didn't comply. Issues were evident in a couple of flats when we bought but at that stage the advice was it should not be a big deal. We trust that buildings are well built and not fundamentally built wrong.

The original strata management had just left after 15 years and it was the new strata management that has uncovered the issues.

There should be mandatory independent checks done on buildings by qualified engineers every few years so that issues are uncovered and are then able to be dealt with through holding the relevant people accountable.

I have attached a copy of the scope of works that is being presented for tender which reveals what needs to be done to fix the building - this doesn't include what they find once they start the works.