

**Submission  
No 166**

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

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First I would like to thank you and your team for undertaking such mammoth task as the building industry. I agree with the majority of people that high rise residential is at its lowest peak, with all the defects and unaccountability of those responsible for the mess.

However, there is a small construction industry that is flying well under the radar " home building " for most part the large players try to do what is right, but there is still a reasonable group of self-appointed developers that are cutting corners and creating quantifiable damage, damage borne by the owners, since they close up shop to reappear with a different company name. I personally believe that the whole industry should be under scrutiny, those that operate within the guidelines, have nothing to fear.

At the moment, NSW Planning laws lets all builders, developers get away with murder, when you complain ( I have many a time) they tell me to go to my local council, yes!! local council says their hands are tied, and so goes the merry go round.

Private Certifiers are great BUT!! they need to be held accountable with large fines and even termination as certifiers. Developers, should be made to

1. All deposits for off the plan purchases to be "guaranteed" just refer to RAGLAN developments.
2. developers should deposit a 10% of the total sales of the projects for future defects ( to be returned to developer after a period of 10years)
3. Councils should be given powers to inspect all building site, high rise, commercial or a single home. and issue the relevant occupation certificate, or issue of works to be rectified.

We desperately need your help to overhaul the system.