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**From:** Darryl Stevenson  
**Sent:** Tuesday, 16 July 2019 9:11 PM  
**To:** Building Confidence Response  
**Subject:** Building Stronger Foundations submission

**Categories:** Green Category

Dear Sir/Madam,

I am most concerned about the state of the building industry standards which has deteriorated since the dismantling of the Building Services Corporation. I have worked in the Strata management industry for decades and seen a rapid deterioration of building standards and owners left with the rectification costs due to no insurance, inadequate insurance or not knowing the right steps to make a claim.

The proposed changes in the discussion papers does not appear to address the following matters; 1. Insurance companies not willing to be involved in insuring builders works 2. The lack of suitably trained and qualified persons in the building industry 3. The inability of the building industry to be self assessing and certifying 4. The number of licensed builders and certifiers who disappears overseas or interstate not officially returning to the building industry.

In my opinion;

- a. NSW needs to go back to the builders insurance cover being paid for by all builders collectively covering ALL work done by licensed builders and controlled by the government. Consumers should then have an automatic insurance cover for defective work done by any licensed builder.
- b. Certifiers need to be employed by local government, have no financial interests with builders and be personally liable for any unprofessional conduct.
- c. All residential buildings should have a 7 year warranty on materials and labour. A general defects 2 year warranty does not work with Strata buildings as it could take more than 2 years for the building to be sold, get established with a working committee.

It appears to me having more people licensed involved in the building industry will not improve the current dilemma many Strata buildings are facing.

Thank you for considering my points raised.

Your truly  
Darryl Stevenson

Sent from my iPad