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**From:** Milos Carkic  
**Sent:** Wednesday, 10 July 2019 9:54 AM  
**To:** Building Confidence Response  
**Subject:** Recommendations for 'Building Stronger Foundations'

**Categories:** Green Category

Dear Mr Anderson,

I appreciate the initiative to introduce new measure to improve the way things are done in our building industry. This is very welcomed.

I am a building designer and I have worked in Sydney for 5 years, for practices such as PTW and SJB. In my short time working in NSW I have made a few observations that that may be useful to the *Building Stronger Foundations* discussion paper, points that haven't yet been raised. I have summarised these in dot form for convenience:

- **New South Wales already has more legislation for designers than other Australian states, yet there are more defects in our industry.** It is my recommendation we try to reform existing legislation, to make it simpler and clearer. Additional legislation may have the opposite effect to producing streamlined and effective implementation of Australian Standards and BCA codes. Building processes and bureaucracies are lengthy and complicated, and move us away from focusing on core design principles.
- **Building designers are already liable.** Currently, a building designer (architect, drafter, structural engineer...) cannot submit without adequate insurance, without having a certifier approve design documentation for Construction Certificate, without producing multiple reports (BCA, structural, geotechnical, hydraulic, etc) for certain developments.
- **Enforcing best practice for developers.** It is my recommendation that more scrutiny be placed around developers to be registered and to encourage best practices. It has been my experience that certain developers set the culture for 'light' engineering and cost cutting for profit. This inevitably means it puts pressure on what's achievable in terms of value engineering on a project.
- **Enforcing best practice for builders and their subcontractors.** Little is mentioned in the *Building Stronger Foundations* paper on how to improve quality of construction among builders. Ultimately, builders must legally follow the plans that are placed in front of them. It has been my experience that defects produced by builders have been hidden from sight during site inspections and regular issuing of design certificates. There has especially been conflicts of interest where architects are novated to the builder. Builders have put pressure on building designers to economise on the design, to the detriment of best practice principles. This, in my experience needs more attention and improvement.
- **Further improvements can be made with certifiers.** The inspection of works is the last point of call to make sure that buildings are built according to codes, to the plans and to best practice principles. My belief is that some lessons can be learnt or borrowed from safety protocols in other industries with high standards, such as aviation.

Kind Regards

Milos Stefan Carkic

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