
From: Danny Wilson
Sent: Wednesday, 10 July 2019 9:55 PM
To: Building Confidence Response
Cc: 'Alan'
Subject: When 12 yr old take over the building industry

Categories: Green Category

I am writing this in hope more than anything, that just maybe the government is fair dinkum on doing something constructive to fix the shambles we are working in.

I have cc in an engineer I have worked with for over 20 years and we are both are astonished on how bad things are, using Alan words, our world is run by 12yr olds, yes sadly they are running the building industry. Here are some points on why I think this has happened, and what can be done to fix up this mess.

- There is only one person in any project from start to finish, the Engineer, he also has a lot skin in the game, It's his hide and you won't find any real engineer who takes short cuts for any builder or developer, the engineer also understands the BCA, as complicated as it is these guys know all types of building.
- I will admit private certification has not fixed the problem, But giving this back to council will only make things much worse. Sadly both council and PCA don't have any real building qualifications, most have very little if any site experience. They may have a certificate in something but 99% of these people have no idea about structural elements, site conditions, types of material you are building on, and general construction, or would know a potential problem if they tripped over it. And I will say, most builders – site foreman don't either, they are not trained to know everything, and most don't have a structural degree.
- I went through the industry building large projects with, Meriton, Walker Corp and Hanson & Yuncken, we had our issues but nothing like now. Before, all the site construction staff and managers usually came through the site up, tradies. Now we have the entire industry run by people who have never had mud on their boots, I call them box tickers, who google for answers. And sadly, most are shit scared to make a decision, because they just don't know how to. I have no issues with these young kids going via Uni rather than Tafe, both my sons have uni degrees, but sadly they have a lot of friends who are licenced or working on projects with very little site experience, yes they have a uni degree in construction but it's not site experience.
- The difference with the site kids today and someone older or via Tafe, The Uni kids know and understand the system much better, and they know how to get around it, they are paperwork smart. I can assure you with all the over-regulations we have now, Developers and Builders only want the kid who

keeps a paper trail and protects their arse! Be assured, I have seen it and done it myself. Very simply, this is not about building anymore, its protecting our arse from litigation or work cover taking me and my family down, and of course \$\$\$.

- Why did it get to this, Money! whereby the government introduced far too many stupid tickets & over regulated to the shithouse. There is far too many tickets and it will cost you money each year to hold this ticket, but anyone can get one, in a lot of cases they are not worth the paper they are written on. Its only about revenue, nothing else. Site training is important, but it needs to be site and safety, not about revenue.
- Safety has become a very big industry, so much so it's almost impossible to get through the paperwork, people now get scared on getting caught doing something, so they cut corners. Its not about building anymore. Be assured I am 110% about safety but it's got ridiculously stupid and out of control. I could put you in a room with some contractors who will blow your mind on the paperwork they need to do to get some very simple work done. it's costing the end user a fortune! It's not about building anymore.
- We also went through the Howard government and work choices, the government and unions fighting pushed employers to get their staff in ways to avoid the unions, we all wanted our arse covered and we did not want the unions controlling our projects. We changed the way we got our staff, we use to go via the site and up through the ranks, and most cases they were tradies.
- Here is probably one of the biggest problems we face in this industry. Our Governments grades the level of work a contractor can do, simply based on so called money in the bank, assets or whoever you know who can get you around the system. Most of these level one contractors are getting far too much money for their works, simply not enough competition, hence why we are giving contracts to overseas builder\$, and these guys sublet it back down to the smaller worker here, wasted millions all in their quest to cover their arse. No more pink bats problems, it's all about covering their arse. Nothing to do with Building, or planning, its all about covering someone's arse and money. They have killed competition and a lot of small business are getting screwed to death by the guy with all the money, Mr level 1. There is simply not enough smaller builders who are the back bone of our industry who bring these trades people up through the ranks, Why, these guys have different rules, and they have money. How many floors is it before you don't need any home warranty or a licence, 4? Its ridicules.

Keep in mind we are in a boom, too much immigration and everyone wanting to live in Sydney and Melbourne, and not enough developers and money to keep up, in return you get a massive shortage of trades people, almost impossible to get when all the big boys are paying 100k plus on the bigger projects for tradies. I can tell you first hand, it's almost impossible to get a decent trades person. If you say something or have a dig at them about their work, they just move on to the next sucker.

I have no doubt the Opal tower and these other projects are nowhere near as bad as they are made out, in fact I know they are Not, I personally have spoken to Steve Marshall from ACA, I even had him talk to Alan Wright, engineer cc in. I really doubt anything was going to fall over, but I am not the engineer, and sadly the poor owners of these units are the losers in this. I suppose it makes good TV, but at the expense of the building industry, and sadly the end user will be paying for all this. When our insurances go through the roof, we pass them on. Hence why this government has to cut the red tape, and remover the councils who have far too much power. It's insane considering they are only reviewing a Development Application!

For me I can only pray the government does not buckle and give council more power, it's hard enough with their BS and red tape now. But It can be fixed fairly easily! Make the private Certifiers use "qualified structural" engineers for all main site inspections, And, don't let them employ these guys directly, make the engineer use his PI, not theirs, it's about skin in the game. You might just get a lot of very good old engineers out of retirement to do something good for us all.

Also, a DA application should only be about Development Application, Not structural issues or council putting a hold over projects with areas that has nothing to do a DA, this is a DA, not a BA, Council is there to ensure things get done to DCP & LEP, keep the residents happy who pay their wages. They are Not builders,! They are going way too far and its a massive problem for everyone involved. It's about skin in the game for the people who develop, own, design & build, make them accountable, not the residents, whom by the way are paying for all this now, fact! Alan can tell you if council or PCA inspects it, they can have the problem, and most have zero qualifications to even do this.

What also should happen, planning is planning, if I lodge a DA with a council, say Baulkham Hills, it should go in to a pool of similar size council for another council to review it, Not the council you lodge it with. Planning is Planning, no interfering by developers or councils over reaching with their powers, and no councils calling the council who is reviewing it. You will find things may happen on time. Stormwater is the big area council use to delay things, it would save a lot of time and money to remove them from the process. This can be done with Peer reviewing. Developer has his design and you get another consultant to review and sign it off, both these people have skin in the game, and it will be done right, Sydney Water does similar to this now with their approved designers.

These things should have been done 10 years ago, it will fix a lot of problems, and cut a lot of time and costs, and if this government is fair dinkum it will do something like this to make it easier & better, and much cheaper for the end user.

I tell people the only real way to fix this problem, is a dirty big rescission, I think it's been too easy for some for too long, and you don't have to have too much skill or care anymore to make a good living. I do think things maybe going to get worse before they get better, who knows.

I can only hope this is genuine from the government and they do want to do something to make things better for all, as it really needs to be done, and let's hope it's not a PR stunt. But please no more regulations!

Good luck, and hopefully something good comes of this.

Alan, here is your chance to put your two bobs worth in,
<https://www.nsw.gov.au/improving-nsw/have-your-say/building-stronger-foundations/>

Regards,
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