

From: Alastair Swayn
Sent: Monday, December 08, 2014 4:38 PM
To: Libby Amiel
Subject: RE: Review of the Unit titles legislation

Various big building
related to
Architecture &
Development
Builders

Keep Doc available
for 3 years
DT (M) Act

Libby

My comments are

There are broad issues to do with building quality which seem to affect multi residential more than commercial for a number of reasons

- 1 Often the architect who designs the building and gets the DA is replaced by another to produce the "builders" construction documentation at a reduced price for reduced service and perhaps minimum detailing as the builder would do that detail on site.
- 2 This means that the thoroughness which we make our construction documents may not occur on multi residential, leading to omissions or mistakes on site
- 3 Building certifiers only certify matters that are in the Building Code, but do not review or certify construction quality, like poorly applied render etc.
- 4 Construction quality is solely the responsibility of the builder but in my view construction time pressures, and lack actual construction knowledge contribute to poorly quality of latent defects.
- 5 The developer has no long term stake in a project, as each residential unit is sold onto another person and an OC has the responsibility of managing the property, with debates about extent of sinking funds etc.
- 6 All of these affect long term build quality and long term costs to OC's.

In my view a number of things could improve the situation

- 1 ✓ the original design architect should have a continuing role in the design of a project from start to finish, and should have quality inspection role through construction and should prepare a defects list unit by unit, plus exterior and landscaping prior to handover.
- 2 ✓ Whilst that might not be perfect as the architect does not see everything that occurs during construction, but at least it would fill in some gaps left by the Building Certifier.

- 3 Structural engineers should be licenced – they are not at present but they should provide an engineering design certificate with their completed designs to the Building Certifier, many of whom have no engineering qualifications and therefore may not be able to judge the structural sufficiency of designs
- 4 It is also my view that developers should have a continuing role/responsibility for the constructional integrity of their projects for say 10 years after completion, through on going contracts with OC's which is currently precluded under the UT legislation.
- 5 On projects with large out door areas, developers should continue their responsibility for the maintenance of landscaping through long term contracts with OC's – again preclude by UT legislation.
- 6 Other matters such as separate OC's for different types of use are a bit beyond my expertise, but I would think that that would be a good idea as long as the exterior building structure could be looked after.
- 7 I too think that the minister is in the mood for change as he is getting battered regularly on building quality issues.

Hope that helps.

Regards,


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