



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM
Mr Jeremy Hanson MLA (Chair), Mr Michael Pettersson MLA (Deputy Chair),
Ms Suzanne Orr MLA, Mr Mark Parton MLA

Submission Cover Sheet

Inquiry into Building Quality in the ACT

Submission Number: 015

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Finlay, Hamish

From: [REDACTED]
Sent: Friday, 6 July 2018 4:10 PM
To: LA Committee - EDT; [REDACTED]
Subject: Housing Enquiry Canberra Submission

Good afternoon committee and i would like to say thank you for running this enquiry. It is well overdue in the canberra region

Please see below for my complaint that was put in to Access Canberra about the building defects with my new unit. This was approximately two and a half years after the building had been completed.

I am not the only one in my complex with issues, and our Strata Manager, Mrs Lauren Upton at LMM Solutions can provide a detailed submission on behalf of the complex.

Since the below complaint has been made with Access Canberra, most of the outstanding major issues have been fixed.

I am willing to support with photos, videos, timelines, emails and I'm also willing to testify if needed in an inquiry sitting.

The address is [REDACTED]

I am willing to be contacted at any time

Taneill

Taneill Jager

[REDACTED]
When the complaint from [REDACTED] comes in please put this together with the rest of my complex.

I have numerous structural issues with my unit that i have patiently been trying to address with the builder, but he has been putting "band-aids" on or just refusing to acknowledge or fix the defects.

My main issues are:

Windows

Windows are either not seated (can put hand between the window and the wall externals) or are sitting approx 1 inch out from the external wall. Both of these were reported in the 90 day warranty period and promptly ignored by the builder.

Sliding glass door on balcony

When waterproofing my hob on the balcony (see waterproofing issues below), the builders took the tiles out from under the sliding glass door and left it without support for a period of more than 24 hours. I now have a bow in my sliding glass door which causes a gap at both top and bottom which the builder refuses to do anything about.

External Cladding

I have a crack appearing in the external cladding, which the builder says is movement crack (without ever examining the crack) I have had builders disagree, this is a faulty cladding issue.

Waterproofing

Leaking started on 01 Jul 2016 and has been a comedy of errors ever since. [REDACTED] have put additional flashing above sliding glass door, waterproofed the hob and whilst i admit that this has slowed the water ingress inside, it hasn't stopped it. I have had silicone put in corners of external cladding. None of these fixes have ever been water tested afterwards and I can (when the

weather comes from the right direction), still hear the water dripping onto beams internal to the house. We have not had enough rain as of yet to make the water come out somewhere where i can see it. I keep getting told, well let me know if it happens again. I have had leaking in the garage which was never addressed at all. I have rust on my internal steel beams which i got told, it will be alright, and they just patched over the holes in the ceiling. The rust is also on the welds. It is suspected that the external cladding and brick work has not been flashed correctly. This was stated verbally by a roofer that [REDACTED] had come out to address my leaking issues, however nothing was done.

I have already had carpet and wood replaced due to being mouldy from excessive water ingress.

[REDACTED] has had a structural engineer come out, and the report indicates a lack of flashing around windows.