



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES
Ms Jo Clay MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),
Mr Mark Parton MLA

Submission Cover Sheet

Inquiry into Property Developers Bill 2023

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NAME OF THE COMMITTEE

Standing Committee on Planning, Transport and City Services

NAME OF THE INQUIRY

Inquiry into the Property Developers Bill 2023

AUTHOR'S NAME

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DATE SUBMITTED

29 February 2024

Dear Standing Committee on Planning, Transport and City Services

I welcome this inquiry into the Property Developers Bill 2023 and applaud the ACT Government for finally taking the poor quality of housing and apartment builds in this city, seriously.

The poor standard of builds that has been normalised is just not acceptable.

In 2016 we had a personal experience of building a townhouse for my elderly mother and experienced problems such as under-quoting, false claims the builder was a HIA member, minimum building standards, missing water tank, bathroom problems, unsupervised second year apprentice problems, electrical work problems, and the list goes on and on. We are very happy though the house though it has a number of cracks is still standing.

We were appalled to find out that 'build quality is not the responsibility of the independent certifier'. A purchaser seeking a certain degree of quality on any or all of the building and fixtures must negotiate this with the builder and have it included in the contract'. One would argue what is the point of a certifier if they can not certify the quality of the build. It was obvious to us that the whole private certifier industry had failed and as a result the quality of Canberra building builds has only sadly kept going South.

I also hope one day there is legislation to fix the Drainage policy in this city. Although I have complained to the ACT Government via Access Canberra and ACTPLA about the poor drainage, I have been advised there is no entity in the ACT Government who was responsible for ensuring drainage meets minimum standards. I hope this is one day fixed.

I commend the ACT Government on the property developers legislation and for once and for all holding property developers to account.

Kind Regards



(I would prefer it if my submission remains anonymous)