



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

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From: [Antony Wood](#)
To: [LA Committee - EDT](#)
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Attn Committee

I am drawing attention of the committee to the experiences of the Body Corporate of the [REDACTED]. During the storm of Feb 2018 this building suffered major damage due to a failure of the box gutter system. The Insurance company declined liability due to non compliance with AS3500, something no owner or numerous roof contractors engaged to rectify faults had detected. On searching the building file no plans could be found for the box gutter system that dominates one of the buildings roofs. All lodged plans were signed as certified and compliant by building certifiers, engineers and numerous other people. The Hydraulic engineers originally engaged for building design and certification still operate however they now find the system was not compliant however they no longer have any of the records. This is for a building constructed in about 2004.

It is evident that compliance is a minefield. Major deficiencies are not detected nor seemingly need certification, or in our case it is impossible to tell whether they were certified or not, even the certifiers do not know.

The Body Corporate has engaged a roofing contractor and a Hydraulic Engineering firm to fix the problem. This is proving to be just as [REDACTED] no one wants to take responsibility for saying any rectification work meets AS3500 and therefore is compliant. Works being considered appear unconventional and in all probability still not compliant.

Apparently according to the roofing contractor, a vast number of buildings in Canberra have dubious roofing and gutter systems. Ours is meant to be one of the better ones (it failed).

The approval and certification system must be absolutely crystal clear at all stages of the building. Hydraulics must be in the building file and certified. It cannot be the case that owners of units are held accountable for building defects totally outside their control. People are entitled to believe if a building is certified that all aspects of the building meet Australian Standards.

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