

Shuttleworth, D

"Good afternoon,

I don't know where to begin, I will start with a few basic facts, how it has impacted my life and how another state can be used as a positive example.

My house should have been constructed to the appropriate standards and completed on the 30th of September 2016.

Today is the 8th of November 2018 and my house has still not been completed to an acceptable standard and has been inhabitable. The Builders are not properly regulated in WA, but whats worse is the trades are not regulated. The hardwall plastering is defective in my house and the contractor has not been held accountable. The plastering company successfully damaged 14 brand new window frames and mixed/applied the plastering incorrectly.

There has been times in this two year period it has been a struggle to continue on with my life. The financial hardship placed on me as the innocent homeowner is estimated to be approximately \$600 dollars per week. This is an incredible amount of money to spend per week without an income being earned from my house.

I now reside in Queensland due to the limited opportunities in Western Australia to progress my career. I work in the construction industry and I believe Western Australia should adopt a construction industry licencing system that the Queensland Building and Construction Commission have implemented.

An extract form the QBCC website (<http://www.qbcc.qld.gov.au/when-you-need-licence/when-you-need-licence>)

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When you need a licence

In Queensland, individuals and companies must hold a QBCC licence to carry out:

- any building work valued over \$3,300
- building work valued over \$1,100 where it involves Hydraulic Services Design
- building work of any value where it involves:
 - Drainage
 - Plumbing and Drainage
 - Gas Fitting
 - Termite Management – Chemical
 - Fire Protection
 - Completed Residential Building Inspection
 - Building Design – Low Rise, Medium Rise and Open
 - Site Classification.

Note: The value of building work is the reasonable cost to a consumer of having the work carried out by a licensed contractor on the basis that materials, labour and GST are included, regardless of who supplies the materials. This can sometimes be referred to as the 'market value'.

A trust cannot obtain a QBCC licence. The trustee of the trust must apply for the licence.

Registered architects are able to carry out building design work and perform building inspections on all types of buildings. To check if your architect is registered, visit www.boaq.qld.gov.au"

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How this would have been applicable to my house.

The trade would have had to be licensed for the builder to contract the plasterer for services rendered.

The licensed plasterer would have been contracted by the builder to perform the plastering.

If the plaster is defective or faulty/substandard the plasterer is jointly held accountable with the builder.

if the plasterer fail to re-mediate/pay the fine incurred they could lose their licence.

Losing their licence will ultimately mean they are held accountable and a builder will not be able to contract them for building services.

Ultimately as the WA building industry is not regulated (except painter, electrician and plumbers), the Plastering company who undertook the work at my house is still operating an ruining lives.

In Queensland we also have registered/licences supervisors, thus meaning they can competently perform duties.

[REDACTED] I still have the defective plaster on the walls of my vacant home if anyone wishes to see the result of have unlicensed businesses. I can also produce the costs to show the financial heartache I have been forced to endure.

Further to this I have records of the incompetent decision made by the building commission and my laboratory testing that proves this. The Building Commission engaged the same laboratist to to develop the testing method they now accept as proving faulty plaster.

Kind regards,

Daniel Shuttleworth

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