

Transport, Housing and Local Government Committee  
Parliament House  
George Street  
BRISBANE QLD 4000

Via email: thlgc@parliament.qld.gov.au

TO WHOM IT MAY CONCERN

The Body Corporate of [REDACTED], of [REDACTED], [REDACTED], thanks the Committee for this opportunity to make a submission in respect of its inquiry into the operation and performance of the Queensland Building Services Authority (QBSA).

We advise that in connection with a range of serious construction defects in the [REDACTED] building, which supposedly were covered by normal builders warranty and falling within the aegis of the QBSA, the Body Corporate has had numerous contacts with the authority over the past six years.

We further advise that it is the view of the Body Corporate that the performance of the QBSA has been wholly deficient in respect of the serious defects to the construction of the [REDACTED] building, as identified by independent consulting engineers retained by the Body Corporate.

For your assistance, we refer the Committee to the attached table outlining the chronology of documented events relating to the [REDACTED] building defects, including references to the QBSA, dating from early 2006 to the present.

In 2007, independent consulting engineers retained by the Body Corporate identified an inadequate waterproofing membrane on the rooftop of the [REDACTED] building in [REDACTED] and recommended that a more adequate waterproofing membrane be installed and the tiles replaced (refer [REDACTED] report dated 12 June 2007).

Subsequently, in February 2010, the builders, [REDACTED], under the direction of the QBSA, applied a clear membrane to the rooftop tiles. This application was undertaken without addressing or attending to the reported issues of serious water ingress; that is, [REDACTED], under the direction of the QBSA, did not attempt to identify and rectify the cause of the reported issues.

[REDACTED] advised the QBSA that it had undertaken the sealant work. The QBSA did not inspect the work and replied, in writing, to [REDACTED], thanking them and advised that the matter was closed..

We advise the Committee that ongoing water ingress has continued to cause serious damage to top floor apartments at the [REDACTED] building.

The issue of rooftop water ingress at the [REDACTED] building has never been successfully resolved since it was first reported the QBSA, which instead has presided over repeated inadequate remedial action.

In February 2012, the Chairman of the Body Corporate attended an on-site inspection at [REDACTED] with a Director of [REDACTED] from its [REDACTED] office and a quality assurance staff member from its [REDACTED] office.

At this meeting their Chairman of the Body Corporate advised the representatives of [REDACTED] that the membrane applied by the company in February 2010, which, as advised to the Body Corporate Committee, had a 15 year warranty, had failed and that the tiles had lifted because of the water ingress issue not being rectified in 2010 prior to the sealant being applied.

In conclusion, the Body Corporate advises the Committee that despite years of letters, meetings and inspections to resolve building defect issues at [REDACTED] the QBSA has failed to observe its charter under the Queensland Building Services Authority Act 1991 'to regulate the building industry through the licensing of contractors, educate consumers about their rights and obligations, make contractors aware of their legal rights and responsibilities, handle disputes fairly and equitably, protect consumers against loss through statutory insurance, implement and enforce legislative reforms and where necessary prosecute persons not complying with the law' (QBSA website).

A representative of the Body Corporate will be available to provide verbal evidence to the Committee should it so wish.

Yours faithfully

Gerry Johnson

Chairman – [REDACTED]  
[REDACTED]