Submission on the enquiry into the operation and performance of the Queensland Building Services Authority.

- 1. I have previously operated a pre purchase/pre sale inspection business in the ACT and purchased a pre purchase building inspection business in QLD. In purchasing the business we were not advised that I required a BSA licence to operate in QLD. We got and external nominee that allowed me to operate but he passed away a month ago and I have had to shut down the business. I went to the BSA to see if there was a possibility of an RPL to obtain my licence and I was told no. I went to the HIA and they couldn't see why not as I have operated for a period of 6 years (approx 2700 inspections) with only one claim against me (which in itself was frivolous. Explanation below). The HIA is taking up my argument and is in the process of conversing with the BSA.
- 2. The one claim I had against me was a person made a claim against my company because a timber pier of an old Queenslander sunk 10 months after the inspection was done on her property. I met with the BSA at the property, with photographic proof that the stumps were not sunken/loose at the time of inspection and it was stated (verbally) at the time that the person had no claim. When I received the BSA report they made it clear that I was at fault with my inspection, giving the purchaser a hope of getting her property re-stumped. It went to negotiation and I remained true to my inspection (and photographic proof) and then it went to court and again I remained true to my inspection and the case was awarde3d in my companies favour.
- 3. It is amazing that we as a business must pay our dues to the BSA and yet they do nothing for us other than side with the complainant (who pays nothing). I have costly insurances that support my clientele by way of providing a remedy if something goes wrong and it appears to me that by paying my dues to BSA i am paying twice for the same protection of my clients.
- 4. Dot point #7 of the referral: "The number of trades licenced by the BSA and whether industry groups could take a greater role within the QBSA in terms of licencing standards and procedures for their members"... I could operate in NSW/ACT but not in QLD. If as a member of a trade I can operate in other states then why can't I operate in QLD.
- 5. My opinion...
  - a. create a disputes tribunal with the power to prosecute and allow the licencing to be in the hands of relevant industry groups.
  - b. Maintain the Home Warranty Scheme but strengthen it by requiring ALL builders/developers to deposit, up front, an amount considered relevant to the project being performed as a surety for a fixed period after completion to insure against faulty workmanship or any other unforseen problems, thereby negating the QBSA as a watch dog of the industry.

Ian Lydiard

