

Question on Notice

No. 1782

Asked on 12 October 2016

MS LEAHY asked the Deputy Premier, Minister for Infrastructure, Local Government and Planning and Minister for Trade and Investment (HON J TRAD) –

QUESTION:

With reference to the building defects in the Priority Development Area (PDA) at Roma—

Will the government (a) conduct an audit of all the building defects before building warranties expire and (b) ensure all building defects are addressed so the amenity and reputation of the PDA is not adversely affected?

ANSWER:

I thank the Honourable Member for Warrego for the question.

- (a) Within the Roma Priority Development Area (PDA) Economic Development Queensland (EDQ) has delivered 96 lots within the first three stages of development since 2012 to assist local rental affordability.

Approximately 85 per cent of lots now have homes constructed on them with the majority of these homes completed between 2012 and 2014.

The houses were built by various construction companies who entered into building contracts with the purchasers directly. EDQ was not party to these building contracts.

Building standards are controlled by the Building Code of Australia. EDQ has no legal authority relating to building standards. EDQ approves design guidelines for each home purchased to ensure sustainability outcomes can be achieved. Building approvals are issued by a Private Certifier engaged by the relevant builder for the new site owner.

The home owner must report any defects to the Queensland Building and Construction Commission.

The Queensland Building and Construction Commission regulates the Queensland building and construction industry; issues and suspends building licenses; undertakes compliance and enforcement in relation to defective work, breaches and offences under the Building Code of Australia.

- (b) EDQ is not authorised to discuss building defects or issues with Queensland Building and Construction Commission as there is no contractual relationship between EDQ and the builder. EDQ enters into a land Contract of Sale with the purchaser and the purchaser enters into a Building Contract with the builder.