

Challenging our industry to be the best it can be

Master Builders (NSW)

David Chandler OAM

21 April 2021



Industry fault lines are showing...

CONSTRUCTION

Watchdog's new powers over builders

'SERIOUS DEFECTS'

Building watchdog warns he will clamp down on 'shameful' developers

NSW Building Con David Chandler out Liverpool Road. Pictures

9 ACTINOTUS AVE, CARINGBAH SOUTH
Sutherland Council, Memo Group, Unoccupied, completed
The first property targeted by "serious defects" with cladding, elevators and waterproofing. The company has since complied with the terms of their prohibition order - issued in September last year - and so builders can apply to get the \$4.3m property sign off and get residents moved in.

NEW AUBURN TOWER DEFECT CONCERNS

7 NEWS



Restoring confidence won't happen until we fix this...

FIX IT ORDERS

BUILDING QUALITY CRACKDOWN REVEALED

29 CARTER STREET, LIDCOMBE

Paraná Council, Australia YMCJ. Occupied

The advertisement described the 517m Emerald at Ovation Quarter building as "all about quality textures, finishes and products". But according to a February 12 building work rectification order issued by the NSWBC, the 418-unit building is riddled with waterproofing issues on the balconies and substandard tiling work that each amounted to a "serious defect". The company has lodged an appeal against this order in the Land and Environment Court.



12 Beaconsfield Parade, Lindfield.

certificate because of falling tiles, leaking showers, porous planter boxes that could cause "concrete cancer".

said "works are progressing well and we hope to have the building finished in two-three weeks".



2 Mitchell Rd Alexandria.

told by the NSWBC there are serious problems with waterproofing membrane around planter boxes, "inadequate adhesive" around wall tiles, and bathrooms that don't drain properly.

There is no mention of these issues in advertising for the development, which says: "Set in Sydney's rich and prestigious suburb, no stone has been left unturned with an exceptional build quality from a leading builder and developer".

50-52 HEAD ST, FORSTER

Mid-Coast Council, Mandarah. Unoccupied, under construction

The Cove Forster is billed as "soon to be Forster's best address", however this mid-north coast property has been found to have cladding installation problems that have been classed as "a serious defect". Developers were issued with a building work rectification order in February, all while four-bedroom penthouses remain on sale for \$1.95m.

1 LOWER BENT ST, NEUTRAL BAY

(North Sydney Council) Hillsdale Rebel MH Bent St Unit Trust. Unoccupied

Developers of this four-townhouse property have been pinned over a car stacker that has "no visible barriers installed, to avoid fall hazards to drivers and/or passengers". The February 12 building work rectification order also found "no fire mitigation strategies have been provided for special hazards (for the mechanical car stacker parking system)".

12 BEACONSFIELD PARADE, LINDFIELD

Maring-gal Council, Grand City Investment Pty Ltd. Unoccupied, under construction

On February 12 developers were

563 GARDENERS ROAD, MASCOT

Rayside Council, Fitz Jersey Pty Ltd. Unoccupied, under construction

The developer is scrambling to fix serious fire defects relating to the rooftop of 25-apartment development in Sydney's southwest after being issued with a NSWBC prohibition order December 21.

Rayside Council planning documents reveal the private cariller for both the fit-out and construction of the \$6.4 million development was Steven Saad. In 2018 Mr Saad was fined \$15,000 by NSW Fair Trading after he issued construction certificates for a change of building use "which did not comply with BCA fire safety requirements". A spokesman for the developer

EXCLUSIVE

BEN PIKE

ALMOST 1000 apartments worth more than \$500 million are the subject of fix it orders under a crackdown by NSW Building Commissioner David Chandler.

The orders relate to 10 developments — nine of them

Environment Court.

Since Better Regulation Minister Kevin Anderson secured landmark building reforms in September last year, Mr Chandler has issued the 10 developers with 17 orders to either fix work, stop work or prevent them from getting building occupation certificates.

The orders are aimed at

ON 1000 UNITS



NSW Building Commissioner David Chandler outside 319-321 Liverpool Road, Strathfield. Picture: Tim Hunter.



9 ACTINOTUS AVE, CARINGBAH SOUTH

Sutherland Council, Meeno Group. Unoccupied, completed

The first property targeted by Mr Chandler's new powers saw this nine townhouse and villa development pinned because of

"serious defects" with cladding, elevators and waterproofing. The company has since complied with the terms of their prohibition

order - issued in September last year - and so builders can apply to get the \$4.9m property signed off and get residents moved in.

319-321 LIVERPOOL RD, STRATHFIELD

Burwood Council, Danie Developments. Unoccupied, under construction

The developer was issued with a NSWBC stop work order January 27 following SafeWork NSW employees uncovering "cracking of the tensioned concrete structural reinforced slab" and "large voids and absence of cover to the structural reinforced steel". The six-storey, \$6m property remains mothballed while the developer complies with orders. The site's private certifier, Professional

and Australian YMCJ, which has a development in Lidcombe, are appealing orders dished out by the NSWBC.

Mr Chandler's office has also audited the occupation certificate of 67 projects, handing out one fine.

Mr Anderson said further reforms coming in July 1 will make the industry more ac-

12 HIGH ST, MASCOT

ayside Council, ynette Cheng. Occupied

his five-unit development Mascot was found by the SWBC to have a high risk car stacker. Inspectors found there are "no visible barriers installed, to avoid fall hazards to drivers and/or



US ou to in

AMG trails rose 2000 5 million 5.7 million 10 million 15 million 20 million 25 million 30 million 35 million 40 million 45 million 50 million 55 million 60 million 65 million 70 million 75 million 80 million 85 million 90 million 95 million 100 million

What does restored confidence look like?



NSW the **preferred state** for purchasers to invest in new **apartment buildings**



NSW regarded by financiers as a **preferred market** to finance **new projects**



NSW regarded as a **preferred risk** and **insurable** market by insurers



Branded **developers** in NSW regarded as preferred and **trustworthy**



Construct NSW to help facilitate plus **20,000 apartment** starts from 2023



Change the public perception of our industry to **attract tomorrow's constructors**

It's time to be your best: DBP Act live on 1 July



New obligations for designers

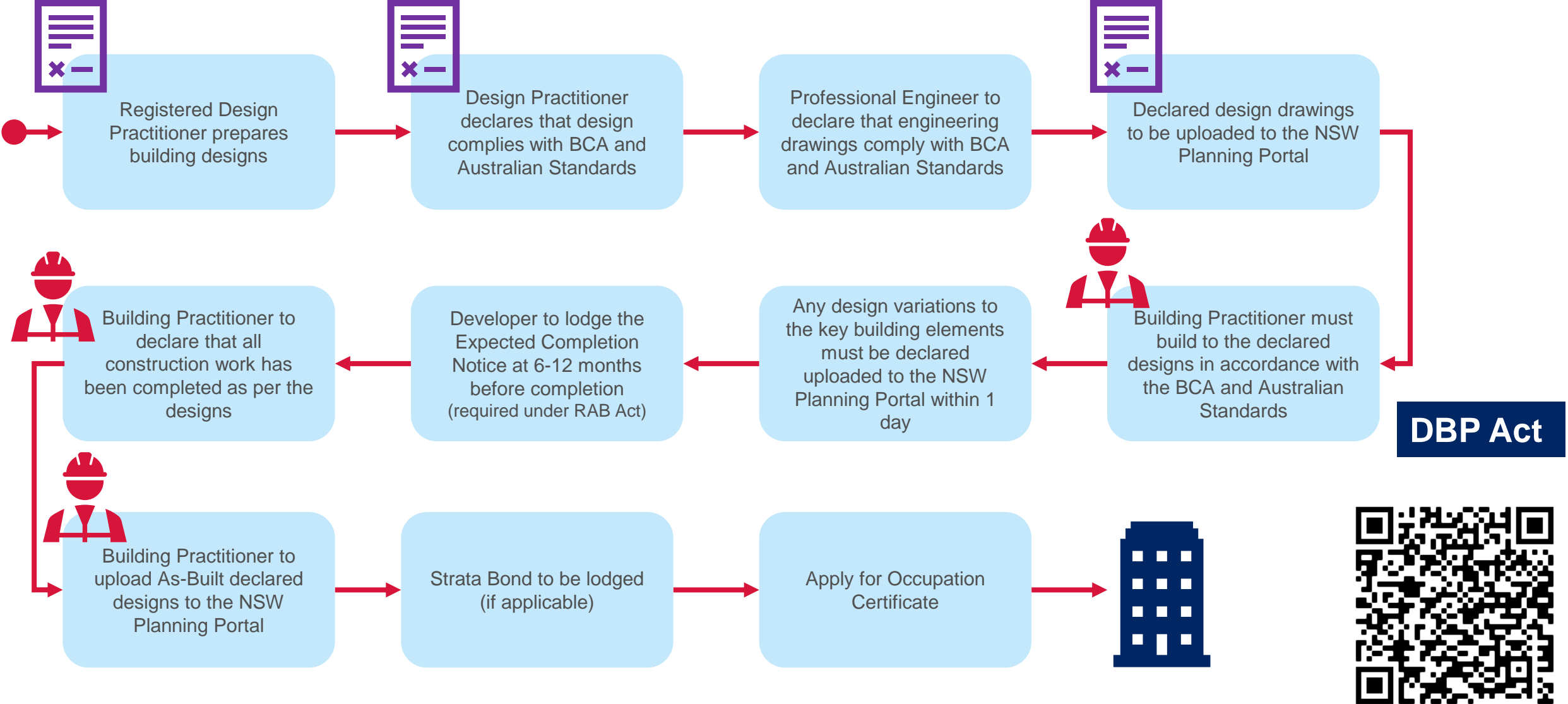


New obligation for builders



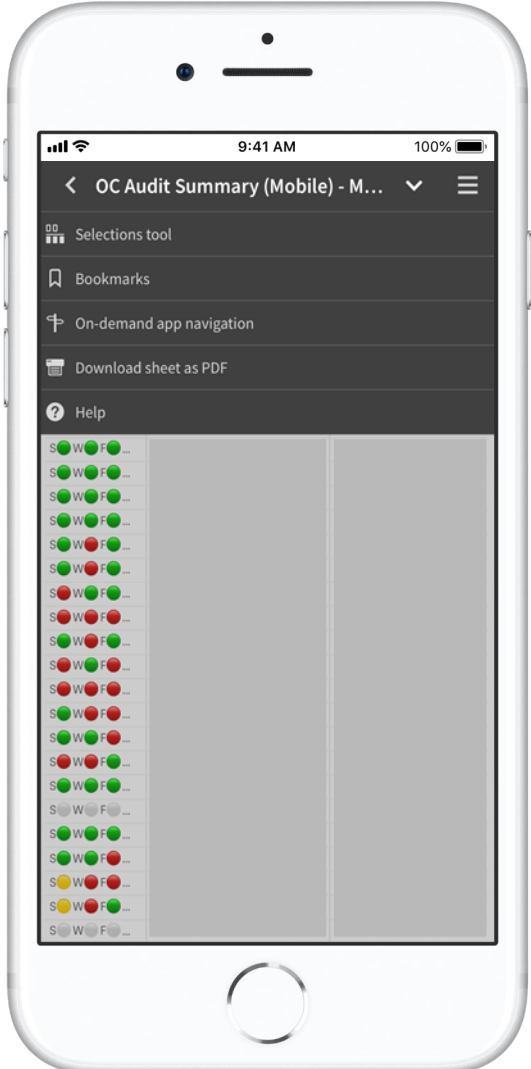
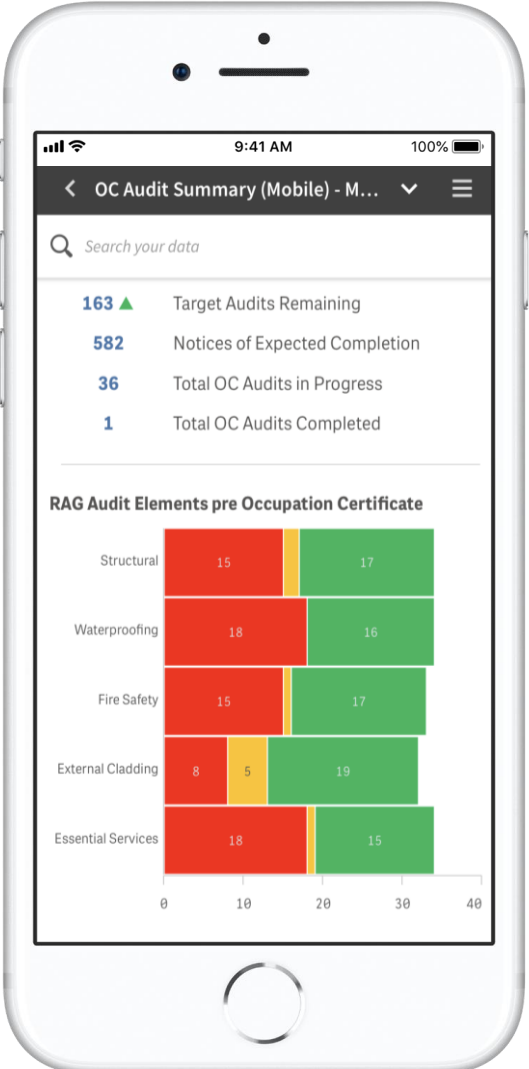
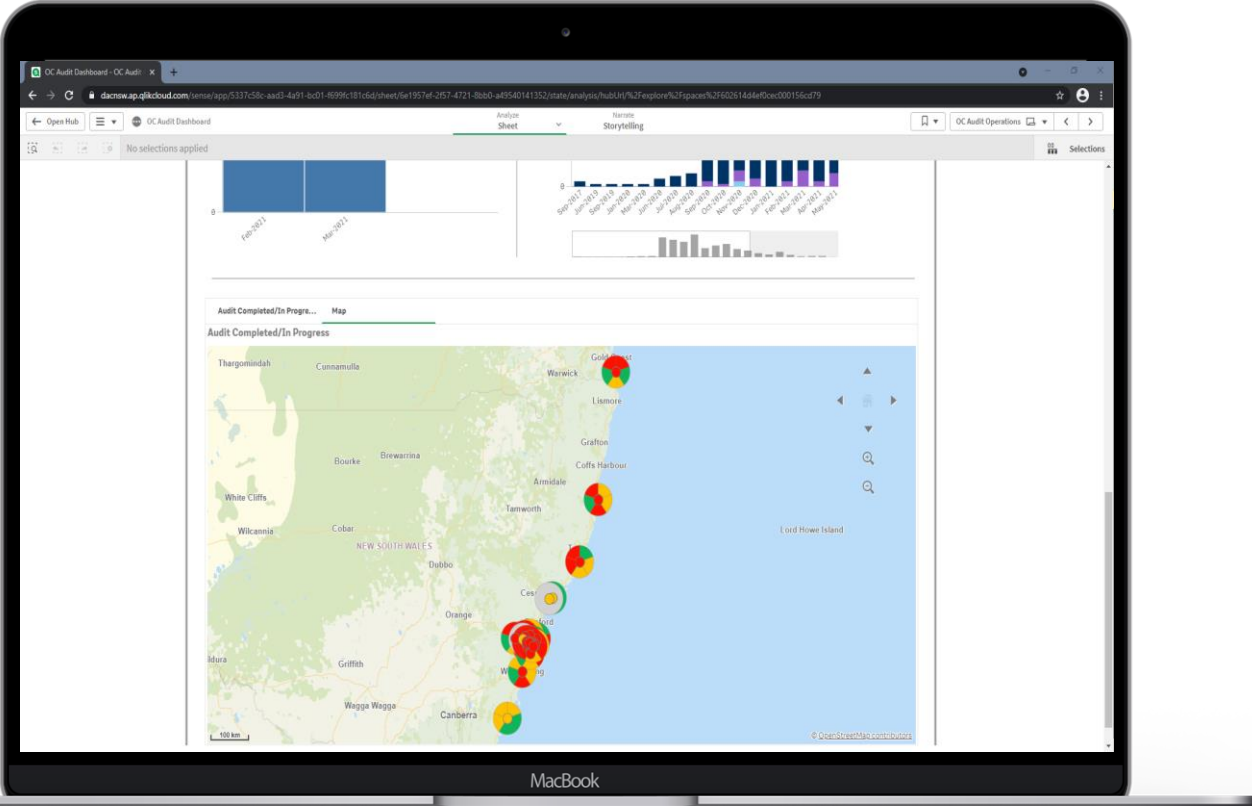
Certifiers will use these designs for CC and OC determinations. It will not be simple to retrofit a design to accommodate prior non-compliant work.

The new process of Design then Construct



170 million lines of data now inform this transformation

The line of sight to risky players has never been more clear.




The message is getting out:

52,917 views in three days

David Chandler OAM
NSW Building Commissioner at NSW Department of Customer Service
1d · 🌐

Enough is enough and certifiers are now confident to call it.
The Certifier on this project approached me over a month ago. He had been appointed to take over from two prior certifiers who will be known to all ...see more



👍👍👍 505 · 88 comments

👍 Like 💬 Comment ➦ Share 📧 Send

📊 52,917 views of your post in the feed

Project Remediate – the next big initiative



Project Remediate

Message from The Hon.
Kevin John Anderson, MP

Safe cladding products endorsed by expert panel

19 April 2021

NSW Minister for Better Regulation Kevin Anderson has today announced a **major milestone for Project Remediate** with the release of an independent report outlining four safe and non-flammable product categories that represent the first tranche to replace high-risk cladding.



OBC here to help restore confidence



Construct NSW Website



Digital Learning Platform



Subscribe to Newsletter



Letter to Developers
(Chinese)



RAB Act



DBP Act



Case Studies & Research



Letter to Developers
(Arabic)



RAB Act Order Register



Certifier disciplinary register



DBP Model Clauses



Letter to Developers
(English)

Q&A

