



CONSTRUCTIONS - Master Builders

4 February 2008

Consumer Policy Framework Inquiry  
Productivity Commission  
GPO Box 1428  
Canberra City, ACT 2601, Australia

*RE : Home Owners Warranty Insurance*

Dear Sir/Madam,

I write to give support to the notion of scrapping the current Home Owners Warranty systems that are operating throughout the applicable states, in order to provide a better and more uniform protection system for those having a residence or additions and alterations built.

Tasmania, after realising the iniquitous and overbearing nature of the ill thought out legislation, has scrapped the builders Home Warranty Insurance scheme.

Without turning this submission into a novel and noting the many and varied reasons for the ill-conceived Home Owners Warranty, it should suffice to say that in my view the Productivity Commission will be at a loss, by the end of their inquiry, to understand why the current legislations have not been disbanded some time ago.

The needless suffering of home owners and builders has been exacerbated over a period of time by vested interest entities and insurance companies having the ear of sympathetic decision makers and all at the behest of the building industry players and home owners who have no where to turn when claims are not realised.

As a builder of some 32 years I took great umbrage at the fact that I had to give and still have in place indemnities against my house for a system that does not serve the purpose it's purported to do.

As the National President of the Building Designers Association of Australia, I have had reports from members, that they are experiencing difficulty attaining builders due to the constraints of contract worth placed upon them by the self interest insurance brokers and insurance companies.

I believe my involvement in the building and design industry for some 36 years, places me in good stead to claim credibility as a constructive critic of what is factually a floored warranty scheme.



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I hereby advise that I will make myself available, as an across the disciplines contributor, for any future committee that is promulgated to investigate an effective industry and consumer protection warranty scheme.

A recent committee report aptly recommends what legislation should achieve and I'm sure you will be aware of the said report.

- *guaranteed access for consumers to alternative dispute resolution mechanisms;*
- *provision of greater scope to de-register builders who do not meet appropriate performance standards; and*
- *a revamping of compulsory builders' warranty insurance to ensure that it is of genuine value to consumers and that consumers understand the product.*

Thank in for taking into consideration my submission.

Yours Faithfully,



Ray Brown JP FBDANSW

Encl: Resume

## RESUME: Raymond Robert Stanton Brown

Justice of the peace

Accredited Building Designer and Fellow Member of the Building Designers Association of NSW

Past and Immediate Past President of BDA NSW

Past Divisional President Master Builders Association NSW

Trustee and Executive Member Parramatta-Cumberland Master Builders Assoc.

27 year member Master Builders Association

20 year gold Member Housing Industry Association

Member Australian Architecture Association

Former Councillor and Deputy Mayor Baulkham Hills Shire Council

36 years in Building Design Practice

Multi Design Award winner with BDA, MBA, HIA and Councils

National President Building Designers Association of Australia

32 years as a licensed practising Builder Lic No. 16307

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