



CONSTRUCTIONS - Master Builders

15 April 2008

Committee Secretary
Senate Economics Committee
Department of the Senate
PO Box 6100, Parliament House
CANBERRA ACT 2600 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 realizing 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 that the composite members of the Senate Inquiry will be at a loss, by the end of their enquiry, 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 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 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 flawed 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 affective 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 you for taking into consideration my submission.

Yours faithfully,

A handwritten signature in green ink, appearing to read 'Ray Brown', with a long horizontal flourish extending to the right.

Ray Brown JP FBDANSW

Encl: Resume

RESUME: Raymond Robert Stanton Brown

- Justice of the Peace
- Accredited Building Designer & Fellow Member of the Building Designers Association of NSW
- Past & Immediate Past President of BDA NSW
- Past Divisional President Master Builders Association of NSW
- Trustee & Executive Member Parramatta-Cumberland Master Builders Assoc
- 27 year Master Builders Association
- 20 year Gold Member Housing Industry Association
- Member Australian Architecture Association
- Former Councillor & Deputy Mayor Baulkham Hills Shire Council
- 36 years in Building Design Practice
- Multi Design Award winner with BDA, MDA, HIA & local Council
- National President Building Designers Association of Australia
- 32 years as a licensed practicing Builder – Lic. No 16307
- Managing Director – Kalida Pty Ltd T/as
 - Regency Design Centre
 - Academy Design & Drafting
 - R D C Constructions – Master Builder