

Media Release

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Ratchet Straps Incident shows Queensland Government Must Act

Peak property body Strata Community Association Queensland (“SCA (Qld)”) has today called for strong action by the State Government on building standards after reports structural elements of a Broadbeach high-rise were held together by ratchet straps. SCA (Qld) General Manager Laura Bos said oversight and quality assurance measures were needed urgently.

“I am dismayed to see important structural elements of a building held together by ratchet straps. This is extremely dangerous and concerning.” said Ms Bos.

“There is a need for significant Government intervention and protection of consumers in the high rise building sector and this disturbing incident is a prime example as to why.”

“I hope this spurs the Government to intervene and take action to assure building quality in our strata sector, and protect owners when things go wrong. “

Ms Bos said there is an epidemic of dangerous building defects in Queensland apartment blocks and Government action was needed to address this problem.

“Research from Deakin University published in 2019 indicates that a staggering 71 % of Queensland residential unit complexes had at least one building defect and the average number of defects in Queensland buildings assessed by this report was 12. These figures are astounding and a significant worry for anyone who is thinking about buying an apartment in Queensland,” said Ms Bos.

“Last week at the Housing Summit hosted by the Premier, there was support for making it easier to redevelop strata schemes to create more property using less land. This is something we strongly support.”

“Despite this, the missing plank to simply creating more supply is confidence in what is being built. We need to assure Queenslanders that what they are being asked to live in is safe. It simply isn’t fair to ask young Queenslanders to put their life savings into an apartment that statistically is likely to have significant defects with no recourse for them.”

“They are likely to be left with a huge unforeseen bill after having poured everything they have into a deposit, stamp duty and other transaction costs.”

“When people hear endless stories of failing waterproofing, incidents like this and huge bills being thrust on innocent purchasers, the naturally balk at buying an off the plan apartment.”

Ms Bos said there was a variety of solutions available to the Government to help ensure quality building was the norm going forward in the high-rise sector.

“Whether it is extension of the home warranty scheme as it exists now above three storeys, decennial liability insurance like New South Wales has brought in or a combination of other measures, the time for the Government to act is now.”

Ends.

Media inquiries:

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About Strata Community Association (Qld)

SCA (Qld) is the peak association supporting the state's strata sector, with more than 1,200 individual and corporate members who help oversee, advise, and manage hundreds of thousands of lots across Queensland. The association brings together people who manage strata schemes, own units or live in

strata communities, and those who provide products and services for schemes. We also provide education, advice, and advocacy to enable better understanding of the regulations, obligations and owner's rights.