



PUBLIC WARNING

14 August 2009

Public Warning: ASK Homes Pty Ltd and Richardson Properties Pty Ltd

This is a warning by the General Manager of the BSA to the public under section 18(2)(f) of the *Queensland Building Services Authority Act 1991*

The Queensland Building Services Authority (BSA) is urging consumers, contractors and suppliers to be cautious in their dealings with Ask Homes Pty Ltd and Richardson Properties Pty Ltd which trades as Affordable Steel Kit Homes.

Keith Nigel Richardson is director of both companies and trades from premises in Nerang.

Ask Homes Pty Ltd

BSA cancelled the licence of Ask Homes Pty Ltd today for the following reasons:

- The company does not meet BSA's Financial Requirements for Licensing
- The company is an excluded company due to the appointment of a controller. This relates to the appointment of receivers by a bank to secured property owned by the company due to a debt owed by the company to the bank.

As such the company can not perform building work, including completion of its existing contracts. Subcontractors should cease performing building work for the company. Suppliers should be cautious before providing building materials to the company. Consumers should not engage the company to carry out building work.

BSA insurance may be available to some clients of Ask Homes Pty Ltd. Any consumers who have entered into a contract with Ask Homes for the construction of a residential home should contact BSA on 1300 272 272.

Richardson Properties Pty Ltd trading as Affordable Steel Kit Homes

Richardson Properties Pty Ltd is not licensed by BSA. The company has entered into numerous unlawful "preliminary agreements" with consumers for building work. Consumers should not engage the company to carry out building work.

MEDIA CONTACTS

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Heidi Jones / 3225 2996 / heidi.jones@bsa.qld.gov.au

All of the consumers contacted by BSA to date thought they were entering into a contract with Ask Homes Pty Ltd, the licensed entity. Such an assumption is reasonable as the contract states it is with “Ask Homes”, refers to the Ask Homes Pty Ltd website, and makes no mention of the unlicensed entity.

BSA will be prosecuting the company for unlawful building work and misleading and deceptive conduct.

Any consumers who have entered into a preliminary agreement should visit BSA’s website and lodge a Notification of Offence form, or contact BSA on 1300 272 272.

General risks associated with going ‘owner-builder’ and buying a kit

In many of the examples BSA is aware of, consumers decided to become owner-builders, and entered into a contract with Richardson Properties Pty Ltd for the supply of a kit.

Such agreements are lawful and may be in the best interests of some people. However, BSA warns consumers that the Queensland Home Warranty Scheme does not provide any protection in these circumstances.

BSA recommends that consumers who want the protections provided by the Queensland Home Warranty Scheme only ever enter into one contract with a BSA licensed entity, for both the supply of materials and construction works.

Ian Jennings
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