



AUSTRALIAN
SOCIETY OF
BUILDING
CONSULTANTS

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A.S.B.C News

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FROM THE EDITOR

Welcome to the summer edition of the ASBC News. It is the time of year when we have to cover up from those burning rays of the sun. I hope that the coming year is challenging and financially rewarding for everyone.

In this edition I have included part one of member David Wilson's reminisces about the state of training in our industry and his concerns for the future. His report will be printed over the next four issues.

Our new web site is up and running. It can be found at www.buildingconsultant.net Please note that it is an international site and therefore there is no ".au". The ".au" site has

been taken by a Sydney consultant along with ".com.au" site. I would encourage all members to visit our site and familiarise themselves with it. Any suggested changes I would appreciate in writing please. Members who have given me their list of expertise could you please check your details and notify me of any amendments. It is not too late for all those members who felt that they did not require a listing to forward their expertise (Copy the internet page with effective marking) for inclusion.

I would like to thank the members who have assisted me with this edition.



FROM THE PRESIDENT

Welcome to March 2006, by now every one is back consulting or perhaps planning their retirement or their next holiday. Last year was very busy for most building consultants.

Misunderstandings that occur in business: It is very important to clearly define what work you are going to do for your client and equally clearly define what you are not doing, this can save a lot of problems that can occur due to simple misunderstanding. This can be achieved in a simple written conditions of inspection, advice etc.

If you are doing a pre purchase inspection what are you looking for, is it in line with the Australian Standard AS 4349.1 for residential dwellings, does the client require additional items inspected, do

they require costings for repairs. Do you have a standard report of your own that is different to the requirement of AS 4349.1? Does your client know what it includes and excludes?

Do they or you know what a standard inspection includes under AS 4349.1 and what it does and does not include, or is it a special-purpose inspection and report?

Think about it, if necessary ask about it.

Don't forget to make use of our committee members to provide feedback to the committee and also newsletter items to our editor Robert Quick rquick@bigpond.net.au

Regards Charles



This photo was taken from a popular construction magazine. What is wrong with the picture?

New Bill - Building and Construction Industry Security of Payment Amendment

The [Building and Construction Industry Security of Payment \(Amendment\) Bill 2006 \(Vic\)](#) proposes to amend the [Building and Construction Industry Security of Payment Act 2002 No. 15 \(Vic\)](#) (the Act). The Bill was introduced into the Legislative Assembly on 7 February 2006 and received its second reading speech on 9 February 2006. According to Hansard, the object of the Bill is make the Act "more effective in enabling any person who carries out building or construction work to promptly recover progress payments". Specifically, the Bill would make various changes including:

- (a) providing an adjudication process for claimants to enforce payments, as well as a review process for adjudication determinations in limited circumstances;
- (b) stipulating that where an adjudication determination has been made the respondent must pay the adjudicated

amount rather than providing security;

- (c) providing, via "adjudication certificates", an alternate means of recovering adjudicated amounts in court, as well as enabling a lien to be created over unfixed goods to the value of unpaid amounts;
- (d) placing a time limit on the making of payment claims, as well as restrictions on the right to suspend work when payment is not made by the due date; and
- (e) stipulating the "excluded amounts" that cannot be claimed under the Act.

Political comment: Minister for Planning Rob Hulls stated that the proposed changes would "reduce the risk of small contractors becoming insolvent due to larger companies refusing to pay for work performed or delaying payment".
[Minister for Planning's media release](#) (8 February 2006)



Drew Wadsworth was the guest speaker at our February dinner meeting. The title of his talk was "Building Regulations are Changing Again".

The following items were particularly interesting:

- a. The Building Act 1993 has had only 5 or 6 reprints and amendments in 13 years. It is the Building Regulations that are always changing.
- b. Drew receives from Council Planning Schemes, notification of 15 approved, exhibited or abandoned amendments a week.
- c. Retrospective Permits died in 1993. The most recent Building Regulations were released (mid 2005). High-

lights were:

- a. Owner- Builder rules and State Government Registration.
- b. New numbering system -e.g. 2, 15 became 1013. The Tables in Regulations have become Schedules.
- c. Essential Services have become "Essential Safety Measures".
- d. Proposed Building Regulations Amendments
 - a. Planned introduction of 5 star energy rating for commercial as well as domestic buildings to be introduced during May 2006.
 - b. Building Surveyor to have knowledge of the mechanical ventilation system and supply air rates, etc.
 - c. Building Surveyor to have full details on all artificial lighting to be provided, to ensure lamp power densities are met.

Some of the members and guests enjoying themselves at our Christmas Dinner held in the Hotel Bruce County, Heritage Hall. The guest speaker this year was Mrs. Helen Johnson, facilitator of information at the Royal Botanic Gardens :



EDUCATION AND TRAINING IN THE BUILDING INDUSTRY

BY DAVID WILSON

From my personal perspective as a building operative:

The gold rush of the 1850s to 1860s saw a rush of immigrants from all over the world arrive on the Victorian shores. Gold fever attracted all sorts of people who swarmed over the workings looking for fame and fortune. Some among them were very enterprising for they saw other opportunities. For amongst them were enterprising individuals who identified that opportunities were there for the taking to assist the lucky few in spending part of their new found fortune.

Towns sprang up as prosperous communities established roots in this country. Quality construction containing a myriad of architectural styles and a variety of building methods. These can be identified and admired today. A legacy, which has been left to us to enjoy and appreciate.

As far as formal technical education is concerned records identify the Ballarat School of Mines carried out the first formal technical training in Victoria. In 1887 THE WORKING MENS COLLEGE commenced operations educating the populous of Melbourne offering technical training and business studies. As history would have it, the First World War, then the depression and finally the Second World War took a serious toll on the workforce. To complicate matters further, material shortages were at critical levels. Just after the end of the Second World War the Uniformed Building Regulations were introduced in Victoria. Up until that time homes were largely constructed to comply with the Sate Savings Bank of Victoria standard specifications. Labour and materials were difficult to procure and little variation in type and style of structure existed.

House plans suitable for obtaining a building permit were published in the daily newspapers along with the source of supply of materials and the quantified requirements. Returned servicemen who had no building trade experience were encouraged to join training schemes that were specifically designed to reduce the shortage of tradesmen in the workforce in quick time.

By 1955 things began to improve and along with the economic improvement came a system of technical education. The Working Men's College changed its name to RMIT and offered extensive educational opportunities. Footscray, Caulfield and Swinburne became schools of Technical education. Initially technical education was limited to apprentice education and training. Opportunities to study advanced subject areas in geometry, technician maths, joinery and stair building were offered part time at RMIT. By

1955 the supply of labour and materials began to improve. But a credit squeeze in 1960 had a serious impact on the building industry.

Technical Education in the 1960s

Generally building trade apprentices had to sit formal exams at the conclusion of each year of study. Only technically-minded competent individuals attained a certificate of competency, many attempting apprentice training failed with their best attempt. It was defiantly not a walk up start. The normal terms of an apprenticeship was five years.

The educational content of trade school training was broken into theory and practice sessions of equal time. Theory subjects included Trade maths, quantities, geometry, technical drawing and building theory.

When the Building Technician Certificate *building foreman* and the Building Technician certificate *building surveyor* were introduced they were very serious qualifications, the degree of difficulty was exacerbated by the fact that studies were only available part time and at night school.

Vic Parker, a building surveyor and ret ASBC member taught Statutory Control of Building at RMIT over many years.

Some would sit and re-sit up to four times over a four year period before they passed the subject. Such was the degree of difficulty.

To the best of my recollections, Swinburne Institute was the first technical college to offer technical tertiary studies relating to the building technician certificate to full time students. It was considered a student would need to be a rocket scientist to get in, let alone pass.

I commenced my apprenticeship in Carpentry and Joinery and my night school studies starting with BC 1A, 1B. 2 nights a week, 4 hours per night.

The building diploma (at RMIT) became the first advanced studies offered at a College of Advanced Education. It was offered to both full time and part time students.

Architecture was offered at various Universities. Melbourne University offered building degree and a quantity-surveying stream while Footscray Institute of Advanced Education offered building engineering.

All of these educational products were seen as of high quality and value.



MEETINGS 2006

The meetings of the ASBC for the year are:

April 11th Dinner Meeting---Tudor Lodge @ 6 :30pm
 June 13th Dinner Meeting---Tudor Lodge @ 6:30pm
 August 15th Dinner Meeting--- Tudor Lodge @ 6:30pm
 October 17th Dinner Meeting--- Tudor Lodge @ 6:30pm
 December Partners Night --- (TBA)

YOUR DETAILS

Have your contact details changed? If so please advise us:-

Phone: 03 9898 8760

Fax: 03 9898 4744

Email: info@asbc.asn.au

Post: ASBC, C/- P.O. Box 320, Box Hill Vic. 3128

OUR WEBSITE

www.buildingconsultant.net

SUBMISSIONS TO ASBC NEWS

If you have any articles that may be of interest to other members, they may be reprinted from other publications, or if you have the writing bug, please write about your experiences. All submissions to the Editor, Robert Quick:

Email: rquick@bigpond.net.au

Fax to: 03 9537 2339

Post to: ASBC Newsletter
 C/- Robert Quick
 307 Beaconsfield Parade
 Middle Park Vic. 3206

The deadline for submissions to be included in the next newsletter is Tuesday 25 April 2006.

**Melrose Drive, Tullamarine, Victoria January 16th 2006 :
 14.35 hours :**

Highway Patrol pulls over a WorkCover Inspector for doing 68 kph in a 60 zone.

WorkCover Inspector says nothing and cops it sweet.

Policeman finishes writing ticket and proceeds back to his car..... WorkCover Inspector in the mean time, gets digital camera out of bag, photographs the cop and proceeds to the police car where he issues the Policeman with a near \$800 fine for not wearing his hi-visibility vest when leaving his vehicle in a high traffic area.

MEMBER PROFILE



Robert Thompson
 (Committee Member)

1. *When did you join the ASBC ?*
 Associate Member 1990 – Full Member 12th May 1993 – Membership No: 72
2. *How long have you been a building Consultant ?*
 Started in 1990 full time, went back to building part time 1995, main income is now consulting.
3. *What aspects do you specialise in ?*
 Because of my past experiences in the building industry I would have to say most or all aspects in a domestic building.
4. *What has been the highlight of your period as a building consultant?*
 Being a member of ASBC, promoting and supporting ASBC (Committee) and being active in the continuing professional development program.
5. *What is the funniest situation that has occurred to you as a building consultant?*
 In my early days as a consultant I was engaged to carry out a inspection /report on a defective gas stove, when investigating on my hands & knees I realized that the stove was electric. My client was blonde, but standing close in a negligence.
6. *Do you believe that the building consulting industry needs improvement? If so in what way?*
 I feel that the industry should be policed, similar to our society, a minimum criteria / qualifications and then be registered with full PI Insurance before they are full practicing consultants. There are too many cowboys out there in this industry.
7. *What is your family situation ?*
 No! there is not enough paper.
8. *What do you do for relaxation ?*
 I love a good Aussie BBQ with family and a cold Crownie.
9. *Do you have any hobbies or play any sport ?*
 I am an active Squash player with the RACV Club and also play international and interstate Tournaments.
10. *Do you have a favourite restaurant ?*
 A little Vietnamese Restaurant in Abbotsford called Lou Lou's.