



AUSTRALIAN
SOCIETY OF
BUILDING
CONSULTANTS

Ph. 03 9898 8760

President:

Charles Lee

Vice-President:

Perry Setford

Secretary:

Rob Lees

Treasurer:

John Coghlan

Inside this issue:

Dispute Reduction Research	2
Building Activity Hits Glass Ceiling	2
Crazy Reports	2
ABCB CodeMark	3
Member Profile	4
Information Box	4

Website:
www.asbc.asn.au

A.S.B.C News

Issue 9

Spring 2005

FROM THE EDITOR

Welcome to the Spring Edition of the ASBC News.

This is the time of year when it is good to be out and about. Inspections are easier when the days are warmer and the sky is brighter. Hopefully every one is busy- the odd spring storm does tend to assist in showing up those defective roofs!

In this edition we are beginning a new competition. We will call it 'Crazy Reports'. In each edition we will print an extract from a report that is humorous, meaningless and/or contradictory. The report that I judge the best for each edition will win a bottle of wine from my cellar. Of course anonymity of the author is assured! I am sure that we will not receive any that have been written by ASBC

members! The report submitted this month was found by Tony Croucher, so please when ever you come across a 'Crazy Report' send it to me via email or snail mail.

In this edition we report on a new building product certification scheme by ABCB, and a couple of interesting snippets from the Building Commission.

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

Robert Quick



FROM THE PRESIDENT

How time flies - it seems like only yesterday that I became the president for the year 2004 – 2005.

The AGM is here again and I'm looking forward to seeing you all there at the dinner.

The year has been a busy one for a number of our members. We have the price file in place and the new web site under construction at this point in time, the dinner meetings have been well attended and the speakers have been interesting.

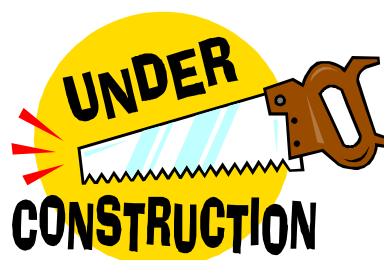
We adjourned the seminar that was to be held at the RACV Healesville to early next year and will advise you accordingly.

The next event after the AGM is our partners night in December, and we look forward to seeing you and your partner there.

Regards, Charles



NEW ASBC WEBSITE



Dispute Reduction Research

Independent research into the incidence, costs and causes of domestic and commercial building disputes has provided the industry with a benchmark for future comparison.

The research, commissioned by the Building Commission, revealed overall high levels of customer satisfaction with almost 78 per cent of jobs completed without concern. However, issues raised in the remaining 22 per cent of cases were estimated to cost Victorians in the order of \$500 million every year.

The research can be downloaded from www.buildingcommission.com.au

Building Activity Hits Glass Ceiling

The Victorian building industry has broken all records with a massive \$15.7 billion worth of building permits issued for the 2004-05 financial year. The figure surpasses the previous record of \$15.3 billion set in the 2003-04 financial year by 2.4 per cent.

Domestic building was the only area of building permit activity to ease (down 2 per cent), however, it still accounted for the majority of building work in the state with \$8.8 million. In terms of the value of building work, commercial, residential and public buildings led the way, recording the highest figures, while industrial experienced the greatest percentage increase of 27 per cent.

???? Crazy Reports ????

SUBMISSION 1:

"Readings taken with an electronic level across the front driveway indicated that the general levels running from north to south and east to west to be adequate.

Further measurements taken across the paving tile surface of the pathway running from the external south east corner of the dwelling disclosed inconsistent levels of 8mm fall running from east to west and 12mm fall running from west to east in a 5mm section from the gas meter position, east towards the external paving edge located in the front yard.

Further measurements taken from the gas meter position in a distance of 1.2m west disclosed that the paving falls by approximately 12mm from west to east.

The fall of 8mm from east to west and 12mm from west to east clearly indicates as shown by wet conditions at the time of the inspection, water ponding in the paving around the gas meter position. We also note that the paving in this position falls towards the base wall area which is inconsistent with the recommendations of the BCA, whereby all paving should fall away from the dwelling to disburse surface water. This is not the case in this situation."

JOKES

Mujibar was trying to get into Australia legally through Immigration. The Immigration Officer said, "Mujibar, you have passed all the tests, but one. Unless you pass it, you cannot be a citizen of Australia." Mujibar said, "I am ready." The Officer said, "Make a sentence using the words Yellow, Pink and Green."

Mujibar thought for a few minutes and said, "Mister Officer, I am ready."

The Officer said, "Go ahead."

Mujibar said, "The telephone goes green, green, green, and I pink it up, and say, "Yellow, this is Mujibar."

Mujibar now lives in a neighbourhood near you, and works at the Telstra helpdesk.

You are all familiar with the disclaimer at the end of most email messages telling us not to read it if it is not intended for us etc. Yes, the one that nobody reads... well one day I read the disclaimer at the end of Dave's email and I was so impressed I have reprinted it here:

This email is intended for the use of the individual addressee(s) named above and may contain information that is confidential, privileged or unsuitable for overly sensitive persons with low self-esteem, no sense of humour or irrational religious beliefs. If you are not the intended recipient, any dissemination, distribution or copying of this email is not authorised (either explicitly or implicitly) and constitutes an irritating social faux pas.

Unless the word absquatulation has been used in its correct context somewhere other than in this warning, it does not have any legal or grammatical use and may be ignored. No animals were harmed in the transmission of this email, although the bulldog next door is living on borrowed time. Those of you with an overwhelming fear of the unknown will be gratified to learn that there is no hidden message revealed by reading this warning backwards, so just ignore that Alert Notice from Microsoft®.

*If you have received this email in error, please add some ground nutmeg to egg whites, whisk and place in a warm oven for 40 minutes. If you opened this email and it contained a virus, please **se don't blame me, I didn't write the virus and you should be more careful when opening emails from strange people.***

NEW BUILDING CERTIFICATION SCHEME HITS THE MARK

A new building product certification scheme to help reduce the use of inadequate materials and products in residential and commercial properties was launched today by Building Products Innovation Council chief executive Tony McDonald.

CodeMark was unveiled at Building Australia's Future 2005, a conference hosted by the Australian Building Codes Board (ABCB) and the Australian Institute of Building Surveyors in Surfers Paradise on Queensland's Gold Coast.

"The scheme is designed to boost consumer confidence and strengthen the entire building supply chain," Mr McDonald said. "Under CodeMark, third-party certification bodies will evaluate and certify products for residential and commercial buildings to ensure they meet specified requirements of the Building Code of Australia and/or the New Zealand Building Code.

"CodeMark gives the building industry and consumers one clearly identifiable certification logo. Builders are rarely expected to transgress standards, but certification bodies can withdraw a product's stamp of approval, if necessary, to safeguard consumers.

"CodeMark will ensure consumers know that their building products have received the tick of approval, and that they always receive what they think they are buying.

"Building materials, methods of construction and designs will all come under CodeMark, so there will be a strong yet simple standardisation in our industry at last."

Mr McDonald said CodeMark offers impressive benefits for all industry players.

"It will provide legislated mandatory product acceptance by building control authorities, which other forms of evidence, such as product opinions and appraisals, do not have. It manages legal liability and, because it operates in Australia and New Zealand, CodeMark increases market potential and improves efficiency," he said.

CodeMark will provide confidence for designers, architects, builders, building control authorities, consumers and others who specify, use, approve or invest in CodeMark certified products.

The ABCB and New Zealand's Department of Building and Housing will manage the scheme in their respective countries, and the Joint Accreditation System of Australia and New Zealand (JAS-ANZ) will accredit certification bodies, who in turn will evaluate and certify building products for residential and commercial buildings.

Certificate holders will be entitled to display the CodeMark 'Mark of Conformity', to bolster their market credibility. Current CodeMark certified products and accredited certification bodies in Australia will be listed at www.abcb.gov.au.

Chairman of the ABCB Peter Laver said organisations seeking certification for their products will be encouraged to apply directly to an appropriate CodeMark certification body. The requirements for evaluation and certification of products are set out in the CodeMark Scheme Rules, which are available from the ABCB.

"Any organisation that can satisfy an appropriate CodeMark certification body that its product meets these requirements can have its product CodeMark certified," Mr Laver said.

"Individual CodeMark certification bodies determine many of the finer points, such as testing, fees and forms."

About the ABCB

The ABCB is a joint initiative of all levels of government in Australia, together with the building industry. Its mission is to oversee issues relating to health, safety, amenity and sustainability in building.

The ABCB promotes efficiency in the design, construction and performance of buildings through the national Building Code of Australia (BCA), and the development of effective regulatory systems.

Objectives of the board include establishing codes based on minimum regulation, standards and regulatory systems that are consistent between states and territories.

For more information, contact:
Steve Hudson, ABCB: (02) 6213 7299 or mobile 0419 612210.

Australian Building Codes Board
GPO Box 9839, Canberra ACT 2601
Phone: 1300 134 631
Fax: 02 6213 7287
Email: abcb.office@abcb.gov.au
Web: abcb.gov.au

For specific information on CodeMark, email codemark@abcb.gov.au

MEETINGS 2005

The remaining meetings of the ASBC for the year are:

October 26th Dinner Meeting---Tudor
December 7th 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

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 5th February, 2006



What's wrong with this picture?

MEMBER PROFILE



PERRY SETFORD

(Current Vice President of the Society)

1. *When did you join the ASBC ?*
30 March 1996
2. *How long have you been a building Consultant?*
15 years
3. *What aspects do you specialise in ?*
All facets of building disputes—special expertise in dampness, waterproofing and drainage matters.
4. *What has been the highlight of your period as a building consultant?*
Presenting a talk to my colleagues in the Society on Timber Decay Fungus.
5. *What is the funniest situation that has occurred to you as a building consultant?*
I was asked to inspect a property in Lygon Street, Brunswick which had leaking showers and leakage from spa baths. Whilst waiting to meet the owner I was approached by two "ladies" who wondered if I had some time to spend with them. Luckily the owner arrived telling the "ladies" that I was not one of their customers. The property, Pickwood Lodge.
6. *Do you believe that the building consulting industry needs improvement? If so in what way?*
Improvement is needed to stop crusaders who want buildings constructed to Rolls Royce standard and finish at Hyundai prices. Reasonableness must be stressed at all times.
7. *What is your family situation ?*
One wife, one daughter, one mother-in-law, one feline boy and one foster child in Honduras.
8. *What do you do for relaxation ?*
Collect bits of tree roots and tree sections which I will carve when I have nothing better to do, read books, make things!
9. *Do you have any hobbies or play any sport ?*
Bonsai, growing orchids, dwarf conifers.
10. *Do you have a favourite restaurant ?*
Donovans