

A BRIEF HISTORY

The Society began in the early 1970's when a number of building consultants met on an irregular basis over dinner to discuss the various problems of the day.

An early event was the annual Christmas Dinner. Several current members were at those original meetings.

Early membership included:

E. Armstrong, Stan Baker, John Bennetti, John Coghlan, Brian Gallagher, Keith Hooker, Robert Lyng, Frank Penhalluriack, John Trembath, Roy Warren, Alen Eilenberg, Allen Greenwood, Bruce McPherson, Don Senior and David Thomson.

In 1986 several members decided it was time to look at the Society and to consider its aims and purposes. Steps were undertaken to incorporate the Society and this was achieved on 31 March 1988 under the Associations Incorporation Act 1981. Its members are all Building Consultants.

AND NOW

During the intermediate period the number of members grew until at the time of incorporation there were some 35 members. By the start of the year 2000, membership had grown to just on 100 members in Victoria.

While the majority of these members are based in the metropolitan area, there are members throughout Victoria in the regional areas.

APPLICATIONS FOR MEMBERSHIP

Formal application for membership must be made on the official application form which is available from the office of the Secretary. The Proposer and Seconder should both be members of the Society.

Qualifications

Applicants for membership must meet certain criteria before being elected to membership.

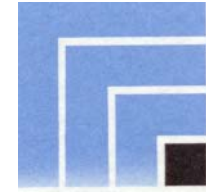
These criteria are summarised as follows:

- a **minimum of 10 years** in the Building and Construction Industry
- **having held a responsible and/or professional position** within that industry.
- **experience as a professional Building Consultant** for a minimum of 2 years.
- **demonstrate proficiency** in their particular field of expertise and demonstrate ability to provide clear concise reports in accordance with formatted professional trade standards.

Further information...

is available from :

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Australian Society of Building Consultants
Incorporated in Victoria

MISSION STATEMENT

- ❑ To be the leading institution of professional Building Consultants.
- ❑ To provide a forum for education, discussion and promotion of matters of interest in the activities of building, building control and building dispute resolution in order for members to be better informed.
- ❑ To inform appropriate professional bodies, associations, firms and people in the community from time to time about the range of services provided by Society members.
- ❑ To accept responsibility to the environment, building codes and building control procedures in operation for the time being by the relevant control authorities.
- ❑ To encourage members, when requested by clients to provide opinions or advice, to ensure that the opinions and advice he/she provides is well informed and without partiality or bias.
- ❑ To regularly publish a newsletter to include articles of interest and to distribute the newsletter to appropriate persons, firms or associations.

THE PROFESSION OF BUILDING CONSULTING

By definition:

A Building Consultant is a person with specialist skill and knowledge in an aspect of the built environment, built structures and services and who applies that skill and knowledge to the investigation and resolution of building issues on a professional basis - usually providing a written report.

Building Consultants provide professional advice about building issues to building owners and users, the building industry, insurance companies, government institutions and the legal profession.

While most Building Consultants practice as experts in general building - both domestic construction and industrial commercial construction, some practice in specialised areas such as -

- plumbing
- electrical
- dampness
- timber decay
- concrete
- floor & wall tiling
- roofing
- drainage etc.

With their training and experience, Building Consultants are competent to assess the cost of carrying out building work. Some specialise in the costing or estimating of new building work, while others use their skills in assessing quality of workmanship, pricing rectification of defects and/or completion of building works.

Building Consultants are generally familiar with building documents - the contract, specification, drawings, surveys, soil test reports, engineering drawings etc. - and advise their clients on the technical aspects of these documents.

Typically Building Consultants are engaged in activities such as -

- Assessing whether building works comply with the contract documents.
- Pre-purchase reports for intending purchasers.
- Inspection of buildings at progress payment stages.
- Reporting on defects and incomplete work in buildings.
- Reporting on the workmanship of tradesmen.
- Assessing the work required to make good fire damaged buildings.
- Condition reports on buildings which may be affected by road, drainage or new buildings in the area.
- Advising the legal profession on technical issues concerned with building disputes.
- Providing expert opinion evidence to Courts and Tribunals.

In the event that a Building Consultant is not well informed on the matter at hand or feels an apprehension of bias or partiality, he or she is encouraged not to provide opinions or advice in the matter and refer the matter to another consultant more appropriately qualified.

Building Consultants are accepted by the Courts and Tribunals dealing with building disputes and are generally qualified as experts when appearing to present evidence. Some are appointed as special referees or mediators by the Court.

Among other things:

- **A committee of nine members** is responsible for the day to day conduct of the Society - President, Vice President, Secretary, Treasurer, Immediate Past President and four committee members.
- **Applicants for membership** must meet certain criteria before being elected to membership
- **The Society provides regular lecture/discussion meetings** for its members to keep them fully apprised of relevant developments in building, building control and building dispute resolution areas.
- **A Continuing Professional Development program** is conducted to ensure members keep abreast of new technology and new regulations.