



## FROM THE DIRECTOR



### Travel the Future

While I love the outdoors and nature I must admit that I have never been a 'greenie'. Perhaps it is only with the onset of age and hopefully the wisdom that accompanies it, that the reality and the concept are beginning to merge. I recently researched how our organisation could contribute towards reducing climate change and other

environmental issues. The world's population and its needs is growing exponentially. More and more energy is required. Unrenewable natural resources such as coal, gas and oil are being rapidly consumed. The insatiable long term depletion of the world's natural resources also translates to higher costs due to shortages in supplies. Due to substantial energy consumption, these natural resources have been used toward the production of electricity to meet the ever increasing demand. All this generates significant carbon emissions and green house gases into the atmosphere.

Governments are starting to take note of the seriousness of the problem. Organisations and individuals are being encouraged and rewarded by governments at all levels to take part in efficient energy choices. Many planning permits now require developers to make their buildings more energy efficient with appropriate ratings so consumers can be better informed.

Depleting oil reserves and the resulting high price of fuel have forced car manufacturers to develop alternative fuel vehicles or hybrids that do not solely use petroleum. For example, battery operated cars are now a reality. Check out the exciting electric roadster from Tesla Motors in the U.S. at [www.teslamotors.com](http://www.teslamotors.com).

Tesla Motors is already taking orders now for delivery in 2011. They have produced a car with the capacity to travel up to 500 Km before a 45 minute Quick Charge is required. It can accelerate from 0-100 Km in 5.6 seconds. Their Model S can be charged from a power point outlet. The company claims that it has the world's first mass-produced electric vehicles. Model S would cost approx \$5 AUD to fully charge - a real bargain compared to \$1.35 per litre of petrol in Australia. Loaded with plenty of bells and whistles, you can listen to your favourite radio station or consult Google Maps on the 17 inch touch screen with in-car 3G connectivity.

With the average six cylinder petrol engine we are accustomed to travelling about 25,000 Km per year with an average annual fuel cost of \$4,300. In comparison, the Model S can travel the same distance for around \$250.

The Tesla roadster costs US\$49,900 (not sure if it includes tax or on-road charges) which renders it a good deal

compared to Australian new car prices. The race is on from all car manufacturers around the globe to produce the best electric vehicles. Not only is yesterdays dream now a reality, best of all there are no harmful emissions. Electric power can be generated from natural gas, coal, solar, wind, hydro, and nuclear sources — or a combination thereof — without changing the design of the car. No matter how or when the world changes, the car can adapt making it immortal. The company says that they foresee a day when all cars run on electric power and when people will struggle to remember a time when a love of driving came with a side order of guilt.



The Roscon Group is currently looking at ways it can introduce the latest car technology into larger Owners Corporations as a share car for OC members; we have already established the brand *GreenShareCar®*. I believe Car Sharing is a sensible response to today's environmental and practical challenges such as pollution, congestion, lack of parking, the high cost of energy, and the cost of car ownership. Car Sharing provides consumers with a viable alternative to individual car ownership. Look for more information in our next Roscon Update.

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### Essential Safety Measures Inspection – What, again?

Every year, owners are required to have a report prepared with respect to the installation of essential safety measures to their buildings. Owners or agents of the owners generally choose to engage a specialist contractors or building consultants to assist in the preparation of the report.

Building owners are required to maintain all items listed as essential safety measures such as all safety fittings, equipment and safety features. Obligations may vary dependent on when the building was built or when building work occurred for that particular building. Please refer to the Building Regulations 2006 - Part 12.

In the case of buildings constructed or altered since 1 July 1994, the building surveyor at the completion of the works would have issued an occupancy permit or certificate of final inspection. The following items would have been listed within the permit/certificate:

- Essential safety measure associated with the building work
- Level of performance for each essential safety measure to fulfil its purpose
- Frequency and type of maintenance required.

For buildings built before 1 July 1994, the owner is required to prepare an annual essential safety measure report. The building owner must ensure that any safety equipment, safety fittings or safety measures are maintained and are fulfilling their purposes, including exits and path of travel to exits. Records of maintenance checks, safety measure and repair work should be kept for inspection by the chief officer of the fire brigade or the relevant building surveyor. If any renovations or alterations are executed the status of your building may change so it is important to engage a building surveyor to ensure compliance.



The Building Regulations require that the building owner must keep all annual essential safety measure reports, maintenance logs, service statements, etc., on site to be available for inspection within 24 hours of request. The Regulations also describes what the annual essential safety measures report should contain and that the owner or agent of the owner is to sign off on the Annual Report.

The owner or agent of the owner must also sign the Annual Essential Safety Measure Report and ensure that all essential safety measures are maintained in accordance to the relevant Australian Standards. The preparation of log books, ensuring qualified contractors are engaged to perform maintenance and the signing off of the annual report are required annually in order to maintain compliance.

Although councils have a responsibility under building legislation for the enforcement of building safety in their area, owners have an obligation to ensure that essential safety measures and other safety measures are maintained and operate satisfactorily.

What is an essential safety measure?

An essential safety measure defined under the Building Regulations 2006 include the following:

- Air conditioning systems
- Exit doors
- Early warning systems
- Emergency lifts and lighting
- Emergency lighting
- Emergency power supply
- Emergency warning systems
- Exit signs

- Fire control centres
- Fire curtains and doors
- Fire extinguishers
- Fire detectors and alarm system
- Fire hydrants
- Fire isolated stairs
- Fire rated materials
- Fire windows
- Mechanical ventilation
- Passage ramps
- Path of travel to exits
- Smoke alarms
- Smoke control systems
- Sprinkler systems

Please refer to the Regulations for a full listing of essential safety measures.

## No task is too complex for the Roscon team

The Roscon construction team was tested when they were given the task to convert a dilapidated nursing home in the inner Northern suburbs of Melbourne recently. Concealed behind the extensions was a Victorian home circa 1888 which was identified by the local council as having significant heritage value. The property had been converted into a nursing home being completed around July 1970, with extensions being added to all faces of the home. The home itself had walls removed and rooms extended to cater for the larger areas required for bed wards. A matron's accommodation was constructed on the North face and a reception was established on the West. The southern face had extensions that catered for wards, bathrooms and a boiler room. The property had been



vacant for several years and had been taken over by squatters. With all of the additions to the property it was very difficult to see the Victorian house that was concealed inside.

Roscon's instructions were very clear "reinstate the house to its former glory circa 1888, but provide all the comforts and technology of today". Roscon established a design crew who compiled the required documentation to gain planning, demolition and building approvals, we then proceeded with the demolition, exposing the remains of the period house. We removed the redundant services, footings and foundations, including the floor structure. We then proceeded to install a totally independent floor structure that did not apply load on the existing footing of the period house.

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External walls were reconstructed with period mouldings, and wall features being reproduced. Extensions were added with their design fully complementing the period house, also with period features. A 40,000 litre in ground water tank was installed, that collects the rain water and through a pumping system services the toilet cisterns and irrigation system.

Verandas were fully reconstructed with the correct lacework being sourced, cast and installed, the posts, rafters, fascias were designed and custom fabricated to fully comply with the period design. The fencing was constructed with lion head posts and spear head fencing.



Before and after

Before and after



The final result



Before and after



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The house has been fitted with a state of the art electrical, security and sound entertainment system. The systems that have been installed and the general design of the property has provided the property with a 5 star energy rating. With a pool, gazebo, entertainment area, and low maintenance landscaping, it truly is a dream house.

The outdoor gazebo with a wood fired oven, steam room, fully imported spa is the perfect place to entertain, catering for every possible occasion.



The whole property has been completed with the highest degree of attention to detail and with Roscon's in house design, providing detailing, shop drawings and coordination of the custom fabrication, coordination of the requirements of the Moorland Council Planning Department and coordination of the requirements of the Building Surveyor the project was completed to the time frame of the client. The restoration took approximately 500 days to complete with a total of 40,000 hours of labour being expended, the result speaks for itself.



You often see claims from contractors who stating "No job is too large or too small" this restoration truly tested the skills of the Roscon Construction team. Who have shown once again that they are fully able to handle the most demanding jobs.

## HERE IS SOMETHING TO THINK ABOUT

Dear Sir,

I am writing in response to your request for additional information. In block number 3 of the accident reporting form, I put "trying to do the job alone" as the cause of my accident. You said in your letter that I should explain more fully, and I trust that the following details will be sufficient:

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I am a bricklayer by trade. On the day of the accident, I was working alone on the roof of a new six storey building. When I completed my work, I discovered that I had about 500 pounds of brick left over. Rather than carry the bricks down by hand, I decided to lower them in a barrel by using a pulley, which, fortunately, was attached to the side of the building at the sixth floor.

Securing the rope at ground level, I went up to the roof, swung the barrel out and loaded the bricks into it. Then I went back down to the ground and untied the rope, holding it tight to ensure a slow descent of the 500 pounds of bricks. You will note, in block number 11 of the accident reporting form that I weigh 135 pounds.

Due to my surprise of being jerked off the ground so suddenly, I lost my presence of mind and forgot to let go of the rope. Needless to say, I proceeded at a rather rapid pace up the side of the building.

In the vicinity of the third floor, I met the barrel coming down. This explains the fractured skull and broken collarbone. Slowed only slightly, I continued my rapid ascent, not stopping until the fingers of my right hand were two knuckles deep into the pulley. Fortunately, by this time, I had regained my presence of mind and was able to hold tightly to the rope in spite of my pain.

At approximately the same time, however, the barrel of bricks hit the ground, and the bottom broke out of the barrel. Devoid of the weight of the bricks, the barrel now weighed approximately fifty pounds.

I refer you again to my weight in the accident reporting form, block number 11.

As you might imagine, I began a rapid descent down the side of the building. In the vicinity of the third floor, I met the barrel coming up. This accounted for the two fractured ankles and the lacerations on my legs and lower body.

The encounter with the barrel slowed me enough to lessen my injuries when I fell onto the pile of bricks, and fortunately, only three vertebrae were cracked. I am sorry to report, however, that as I lay there on the bricks in pain, unable to stand, and watching the empty barrel six stories above me...I again lost my presence of mind...and let go of the rope!

### NEXT *rosconupdate* winter 2010

- 1) What have Roscon been up to?
- 2) When do you need another safety report?
- 3) The benefits of Share cars?

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