

Bowens Builders Bulletin

February 2011 Volume 22 No. 1

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SIZZLING SUMMER SPECIALS

SUTTON RUNNER+ SDS DRILL SET

See page 3



\$19.99
INCL. GST

THIS WIKI WHACKY WORLD



JACK BOWEN GUEST EDITOR

Firstly, I want to welcome everyone back to work, back to Building Victoria, and into 2011! It is amazing; in just the few weeks since most of us 'downed tools' on the 24th December, Australia has again suffered a natural disaster.

The floods have been written about enough, but on behalf of everyone at BOWENS I want to offer our sympathy to all those families who have suffered as a result. The loss of property is one thing, but the loss of life is just too much to bear.

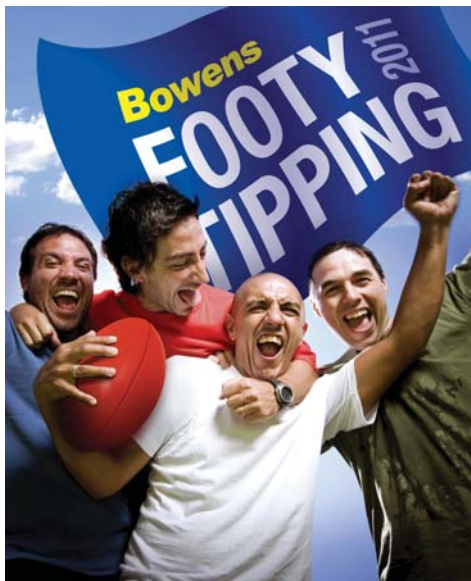
Most other issues pale into insignificance. While it is important to continue to enjoy all the wonderful distractions that Christmas holidays bring . . . sun, surf, test cricket and tennis . . . we/those who have not suffered look at the chaos around us and just thank God for keeping us separate and safe.

So many issues to comment on as we begin another year. However, I can't help but offer

my personal views on the phenomenon called WIKILEAKS!

As Nick Riewoldt, Warnie, Berlusconi and many other 'famous' individuals have discovered . . . there is little privacy in today's wired world. Exposing the 'Secrets of Others' is almost a profession these days. Julian Assange has certainly taken this 'profession' on in a serious way and the world is both praising and condemning him. I'm condemning him . . . not entirely, but I certainly believe he should be 'reined in'. Not jailed, but severely censured.

CONTINUED PAGE 2 >



COMING SOON!



TRADIES' CORNER

LONG ISLAND HOMES

Long Island Homes is currently building over one hundred houses as this article goes to print. Not bad, considering the business started only five years ago.

Currently working on developments in the western suburbs and the south east, Long Island Homes is now heading North.

CONTINUED PAGE 6>

TUBE OF THE MONTH

770 Sanitary Silicone Sealants

\$6.99
(EACH CARTRIDGE INC. GST)



- Suitable for wet areas
- Mould and mildew resistant
- Neutral cure – will not corrode metal
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Bowens
THE BUILDERS CHOICE

THIS WIKI WHACKY WORLD

FROM PAGE 1 >

JACK BOWEN GUEST EDITOR



We all tell fibs – let’s not deny it! In our natural quest for ‘reason’, and to ensure our relationships hold firm, we do not always say what we really think. Let’s look at the relationship we have with our wife, husband or partner.

Most of us want a long-term relationship. For that to happen we know there must be ‘give and take’. Sometimes we have to back down and allow our partner to have his or her way. Even in the perfect relationships there are times when disagreement occurs. How these situations are resolved forms the basis upon which that relationship continues. Sometimes it is best NOT to verbalise what we really think. Why say what you (really) think when you know it will ‘hurt’ the person you love and when there is a better way to reach an amicable conclusion.

When you ‘think’ it, but can’t ‘say’ it, you also don’t want a WikiLeaks scenario – i.e. you put on email your true thoughts and later find that this personal information has been ‘released’, thereby creating a potentially damaging situation when your true intention was to build, not destroy.

I would challenge any one who says they don’t and never have had a secret opinion. Someone who likes me, for instance, doesn’t have to like the way I look, nor the way I act or react in different situations. True friendships should be ‘warts and all’. Friendships generally, close or casual, are something that we all need and should nurture as much as possible. Voicing the faults of a person (no-one is perfect!) every time we see them is not the way to maintain a relationship. I know plenty of people who I treasure as friends, and whose thoroughly human faults I quietly acknowledge – as they would mine.

These friendships we (all) have could be destroyed if the world of WikiLeaks took over. In business we deal with suppliers and customers with the mutual aim of building our businesses so that we can all prosper and grow. We need strong relationships, we need some trust and confidence that might extend the life of our business and give long-term security. That’s what governments should be about. In the tricky business of diplomacy, the building of a relationship (between, for example, the super powers of USA and China) is not helped when a WikiLeaks “exposes” private comments made by senior officials. All for exposing corruption and crime, but not the personal opinions of one leader about another.

Diplomacy is important in all dealings and relationships. A builder with a good client base would not wish to have personal comments about his clients made public when some of those comments might be of a critical and/or demeaning nature. An example might be: “Mrs. Jones has no idea about what she wants, can’t make a decision and her taste is in her ...ss (and she has a big one at that!). The house we are building for her is not what I would want but it’s a good job, which I will make a lot of money from”. Now, what the email doesn’t say is that . . . “Mrs. Jones is in fact a lovely lady, who pays on time and this is the third house I have built for her and I hope to continue the great relationship over many years. I have also had a number of referrals for which I am very grateful to Mrs. Jones”.

WikiLeaks is about exposing criticism or harmful comments. It is not really about promoting or encouraging good diplomacy or assisting in the building of relationships. I feel particularly sorry for the Hillary Clintons of this world, who (of course) will carry personal opinions about the leaders they deal with – their personalities, likes and looks. Why she, or anyone, would risk recording personal comments of a derogatory nature amazes me. It does happen everywhere but at the same time it should not give licence to any outsider using such information to embarrass the writer.

While the exposure of a few personal comments from one country’s leader about another may not be considered more than ‘embarrassing’, there are plenty of other examples of damage being done by WikiLeaks. John Birmingham writes in the Monthly Magazine (October 2010) about the indirect support that WikiLeaks has provided to the Taliban: “The Taliban’s suicide attacks . . . their practice of delivering ‘night letters’ to those it wishes to discipline. These warnings, which arrive under the cover of darkness, are usually couched in Koranic terms and counsel recipients to resile from their wicked ways lest Allah’s servants lay his vengeance on them”. (That vengeance comes by way of decapitations/setting alight of anyone thought to be part of the new Afghanistan civil society.)

. . . When the AFGHAN WAR DIARY, 2004-2010 went live on the WikiLeaks website on the 25th July 2010, the Taliban was gifted with a treasure trove of intelligence, identifying hundreds, possibly thousands of collaborators with the coalition forces, many of whom had taken great pains to disguise their comments to the Government regime and it’s Western backers. The exact number is unknown because the trove is so vast that very few people, possibly none, have been able to sift through it all”. THE TALIBAN HAS PROMISED THAT IT WILL. (Thanks Mr. Assange).

Have your say – email Jack directly: feedback@bowens.com.au

A NEW BULLETIN FORMAT

JEFF HARVEY TIMBER MANAGER



Over the last three years I have written about many subjects in the Bulletin. Mostly, the themes have been about problems I see that can be avoided, with some (hopefully) helpful tips from myself. I will continue to highlight problems as I see them, but in the main the subjects I raise will be in brief (refer to my article regarding Treated Pine below). The other avenue available for clients with problems is to contact me direct: email harveyj@bowens.com.au or mobile **0412 550 740**.

As well, I think the time has come for a change in direction by highlighting many of the positive things that are happening in our industry. Accordingly, I will use this forum to promote:

- topical issues within the industry (eg. 6 Star Energy Rating soon to be implemented);
- new timber products;
- unusual timber products; or
- timber products for offer at attractive prices.

PRODUCTS FOR OFFER

(all subject to prior sale and prices are plus GST)

- 65(fin) x 21(fin) Select Grade Vic Ash Plain End Flooring (also suitable for a sports floor) @ \$2.85 per lineal metre.
- 65 x 32 KD Tasmanian Oak Battens @ \$1.90 per lineal metre. (suitable for battens over a slab)
- 200(fin) x 22(fin) Crown Cut Vic Ash Flooring End Matched, feature grade and better (highly figurative grain) @ \$15.90 per lineal metre.
- 100(fin) x 38(fin) Supa 17 KD Hardwood (floor joists in place of 90 x 45 F17) @ \$4.05 per lineal metre.
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- 200(fin) x 19(fin) Recycled Sydney Blue Gum Flooring @ \$20.90 per lineal metre.
- 100(fin) x 19(fin) Recycled Spotted Gum Flooring @ \$9.70 per lineal metre.

SOME PRUDENT TIPS WHEN USING TREATED PINE

Ensure treatment retention is appropriate for usage. H4 is used for in- ground use, certainly not H3.

If the product is structural it must be dry after treatment.

Coat the cut or trimmed ends or bored holes with a proprietary treatment solution (most Bowen’s stores should have in stock).

I will expand on the last point above, because I am sure many carpenters believe the treatment in the product they are working has full penetration.

In the past they have may have got away with this approach when most products were treated with a CCA preservative. However, today I see more alternative treatments, particularly LOSP which is a chemical treatment. The problem with this treatment is, it has only limited penetration, so cut ends and bored holes could be exposing untreated wood. So a coating of wood preservative, as stated above, should be employed.

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SUTTON RUNNER+ SDS HAMMER DRILL SET



- Sizes: 5mm, 6mm, 6.5mm, 8mm and 10mm
- Hammer drill bits with two cutting edges and self centering tip for clean accurate holes in concrete or stone
- The long pitch spiral flute permits quick removal of aggregate
- SDS plus shank for all SDS plus hammer machines

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COMPLETE
WITH TWO
BLADES AND
CARRY CASE

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- Heavy duty aluminium base with scale
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- The same collated fasteners as the pneumatic DA Series Bradder tools currently on the market
- No fuel cells required
- Save approx \$200 per month or \$2400 PA*
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- 2 X eco-friendly 18V Li-ion batteries with gauge included
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SPECIAL PRICE
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LASTS!

Copper Cherry Hardwood Decking – 88 x 19mm

- Durability Class 1
- Kiln dried Australian hardwoods (Grey Gum, Bloodwood and Red Mahogany) from Sustainable Forestry in New South Wales
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- Product not stocked at all branches

\$4.95 /m
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MAKE A CLEAN START IN 2011



**GARY MOGFORD PROGRAM MANAGER,
CLEAN SITE, KEEP AUSTRALIA BEAUTIFUL, VIC**



How are those 2011 New Years Resolutions going? Here is a chance to make a resolution that you can keep and will make a significant improvement to:

- your work environment;
- your OH&S management; and
- the environment that we all live in.

Keep Australia Beautiful Victoria can provide you with free information and tips on effective building site management, helping to save you time and money. Not only is the information free, but in most cases the suggested methods will also be free to implement.

Some tips include:

- waste minimisation – order only the volumes of materials that you will use;
- containment of waste – place all waste in a proper skip with a lid;
- reuse and recycling of waste – reuse off-cuts where possible and send other items to be recycled;
- sediment control – ensure soil and sand does not get blown or washed from the building site; and
- washings control – retain washings from paint and plaster clean ups and concrete pours on site.

For more information on building site management or for a free DVD and booklet about creating a Clean Site, contact me on 8626 8794 or gary.mogford@sustainability.vic.gov.au.

NOW IS THE TIME TO HAVE YOUR SAY ...



**SUSAN ROBINSON OH&S/ WORK-COVER
COORDINATOR**

... on the proposed model Work Health and Safety Regulations and priority Codes of Practice that underpin the model Work Health and Safety Act.

The model Regulations expand on the requirements of the model Act by providing details on how certain sections of the Act are to be implemented. The model Codes of Practice are a practical guide providing more detailed information for particular areas of the Act and the Regulations.

A draft of the model WHS Regulations, priority Codes of Practice and an issues paper are now available for public comment. A Consultation Regulatory Impact Statement will be released for comment soon.

Business and individuals have until April 2011 to provide feedback on the draft model WHS Regulations and priority model Codes of Practice. It's important that we all provide input during this consultation process to ensure the new laws are relevant to all Victorian workplaces.

Safe Work Australia has released the model WHS Regulations package for public comment. This runs from December 2010 through to April 2011. The documents included in the model WHS Regulations package are:

- draft model WHS Regulations
- priority model Codes of Practice, and
- Issues Paper.

A Consultation Regulatory Impact Statement will be released for comment shortly after the commencement of the public comment period.

The model WHS Regulations package is available to download from the Safe Work Australia website at www.safeworkaustralia.gov.au under the 'Model WHS legislation'. If you click the 'Public comment' link, this will take you to the public comment page.

NOW IS THE TIME TO ACT ON BOOSTING LAND SUPPLY



GIL KING HIA EXECUTIVE DIRECTOR – VICTORIA



Melbourne's long-held new home affordability advantage has been eroding for some time now. We are already the least affordable city in Australia and will stay that way unless land is brought to market quicker.

The latest HIA-rpdata.com Residential Land Report reveals that demand for land is there, but supply is in the doldrums.

Residential land sales have been trending down for over 12 months now. It's placing significant question marks over Victoria's capacity to continue building over 50,000 homes a year.

HIA is therefore pleased to see the new State Government's commitment to bolster the Growth Areas Authority (GAA) in an effort to increase land supply.

The report found the volume of land sales declined for a fourth consecutive quarter in the three months to September 2010, while the price of residential land rose rapidly.

Melbourne's median residential land price was \$189,950 in the September 2010 quarter – that's 5.5 per cent higher than the previous quarter and 15.1 per cent higher than the September quarter of 2009.

Even more disappointing was that land sales were down 74.2 per cent over the year to September, making Melbourne one of the worst performing cities.

Victoria's most expensive residential land market outside of Melbourne was once again Barwon with a median land value of \$177,000. The second most expensive regional area of Victoria was the Western District with a median land value of \$120,000.

The least expensive residential land market in Victoria was once again the Mallee (\$83,000), followed by East Gippsland (\$83,250) and Loddon (\$99,950); all of which had median land values of \$100,000 or less.

The weighted median land value in Australia grew 2.8 per cent in the September 2010 quarter to \$186,629. The three most affordable land markets in the country include the Murray Lands in South Australia, as well as Mallee and East Gippsland in Victoria.

HANDY HINTS LANDSCAPING SCREWS

FOR BEST RESULTS WHEN FASTENING TREATED PINE SLEEPERS



- Self drilling type 17 Point
- Countersunk head for flush finish

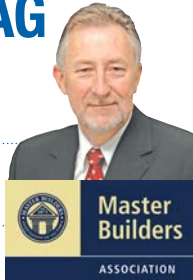
- Ream to clear hole in first sleeper
- ACQ Approved Chemshield coating for greater corrosion protection

Available in: 14g x 175mm, 14g x 200mm, 16g x 225mm and 16g x 250mm

(Note: 16g requires 6mm in hex drive bit)



BUILDING AND CONSTRUCTION OUTLOOK A MIXED BAG FOR 2011



**BRIAN WELCH EXECUTIVE DIRECTOR,
MASTER BUILDERS ASSOCIATION OF VICTORIA**

Victoria's non-residential building and construction industry has been growing steadily over the past few years. The total value of work done increased by 5 per cent in 2008/09, from \$16.4 billion to \$17.3 billion, and by a further 4 per cent in 2009/10 to \$18.0 billion.

Together with Economist Geoffrey Bills, we at Master Builders have compiled the following outlook for the building sector for 2011. It seems that the commercial sector is expected to bear the brunt of the plateau and decline in work.

The bulk of work on non-residential building is typically done for the private sector: work on buildings such as offices, shops, factories, warehouses, hospitals and hotels. In recent years the world recession has hit these markets hard. As a result, work done for the private sector fell by 28 per cent from \$7,591 million in 2007/08 to around \$5,500 million in both 2008/09 and 2009/10.

One of the ways the sector was able to bear the Global Financial Crisis was through spending on the Building Education Revolution. This has, however, supported total activity, which fell by less than 2 per cent in 2008/09 and by only 5 per cent in 2009/10.

A look at what has been happening to building approvals tells us that this support is disappearing. Public sector approvals increased from \$1,900 million in 2007/08 to \$2,458 million in 2008/09 and to \$4,011 million in 2009/10. But in the September quarter this year they were running at an annual rate of only \$1,757 million; not nearly enough to sustain total activity.

The hope is that private sector approvals will pick up to fill the gap. In time they no doubt will; but in the September quarter they continued to decline and it now looks likely that total non-residential building activity will fall in the year ahead.

In fact KPMG Econtech, who prepares forecasts for the Australian Construction Industry Forum, is predicting that non-residential building activity will fall by about 9 per cent this calendar year, from an estimated \$8.5 billion in 2010 to \$7.6 billion in 2011.

Engineering construction work has been driving an expansion, with the Wonthaggi desalination plant a major contributor. Work done on water and sewerage projects increased from \$811 million in 2007/08 to \$1,267 million in 2008/09 and to \$2,223 million in 2009/10, accounting for nearly a quarter of all engineering construction done that year.

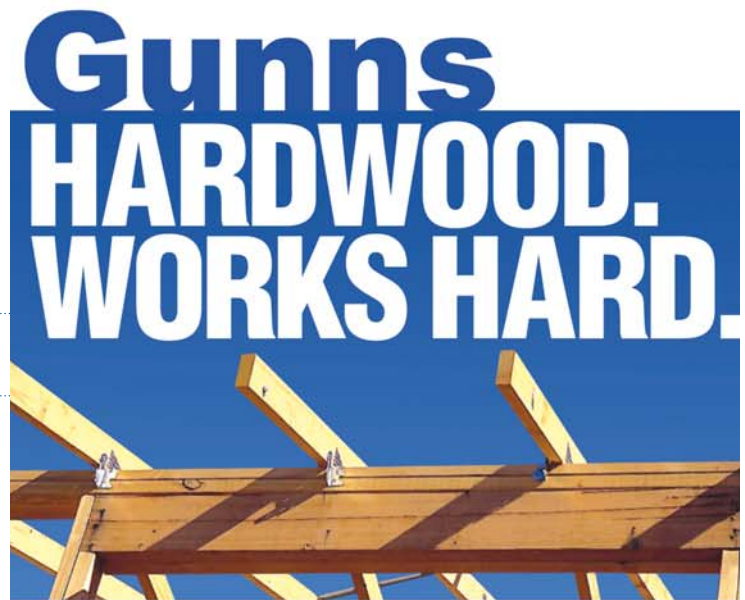
Other substantial contributors to work done in 2009/10 were roads and highways (\$1,891 million), electricity and pipelines (\$1,705 million), telecommunications (\$1,217 million), and heavy industry and mining (\$1,204 million).

Total engineering construction activity has increased by 14 per cent a year in each of the last two years, reaching \$8.3 billion in 2008/09 and \$9.6 billion in 2009/10.

Much engineering construction work is typically done for governments. In recent years about a third of all work done has been for the public sector.

The good news is that there is still plenty of engineering construction work in the pipeline and that work done there is forecast to increase by 31 per cent, from \$9.9 billion in 2010 to \$13 billion in 2011.

That would lift total non-residential building and construction by 11 per cent: from \$18.4 billion in 2010 to \$20.5 billion in 2011.

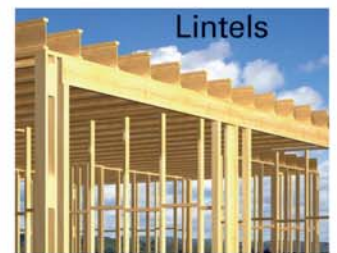


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ENSURING A BETTER BATHROOM OR WET AREA INSTALLATION CEMINTEL TIPS FOR A BETTER RESULT

Installing wallboard in wet areas is more complicated than most other areas of a property. There are plenty of aspects to the job which can be easily missed. Builders and installers also need to stay up-to-date with changes to the BCA.

The cost of waterproofing failures is significantly high. A report by Vero Insurance Ltd (May 2007) identified rectification costs for waterproofing failures in residential buildings to range between \$8,000 and \$20,000. While a commonly cited statistic in the industry states that waterproofing is between 2 and 4% of construction cost but accounts for 83% of building defect complaints.

Cemintel, part of the CSR's list of trusted brands, are supporting industry best practice in installation.

CeminSeal™ Wallboard

In a global first, Cemintel™ Fibre Cement Systems developed a waterblocking technology that reduces water penetrating into the sheet. The CeminSeal™ family of products are manufactured using this technology, which offers sustainable advantages over standard fibre cement.

CeminSeal™ Wallboard provides stronger joints and better adhesion between the sheet and the compound – up to 95 percent stronger, which results in longer lasting protection and performance.

An easily identifiable coloured product, CeminSeal™ Wallboard blocks water penetrating the sheet, up to five times better, resulting in a more stable sheet that is easier to work with. You will also achieve 100% paint adhesion.

Backed by CSR, CeminSeal™ Wallboard is a product you can trust.

With the launch of CeminSeal™ Wallboard, Cemintel have developed a list of solutions for areas in installation in wet areas where professionals usually come unstuck.

Available at Bowens

Bowens has introduced a new size range for CeminSeal™ Wallboard and most stores now stock a range of 1,350mm wide sheets.

Up to date **'wet area technical installation manuals'** including a **'simple wet area installation checklist'** and a **'handy hints data sheet'** are available from all Bowen's stores, or alternatively can be downloaded from the Bowen's website at www.bowens.com.au.

Bowens has a stock range of all the key accessories: PVC flashings, sealants, tapes and jointing compounds.

For more information on CeminSeal™ Wallboard or installation strategies call Cemintel™ on **CEMINTEL™ 1300 236 468** or visit www.cemintel.com.au.

Cemintel Tips for Installing Wallboard in Wet Areas

Sheet preparation

- When cutting Cemintel™ sheets, Hitachi Fibre cement Power Saw Blade produces a superior cut compared to convention blades.

Framing

- Studs should be spaced at maximum of 600mm centres. Noggings are to be placed between all studs at the 1350mm maximum vertical centres. Be sure to provide additional noggings to support edges of sheets around bath hobs and shower bases.

Fixing

- Instal PVC flashing into internal shower and or bath angles ensuring angle is carried down over shower base lip.
- Apply CeminSeal™ Wallboard horizontally to reduce joint visibility and optimise joint strength.
- Avoid butt joints over doorways and windows.
- CeminSeal™ Wallboard being used as a substrate for tiling, must be mechanically fixed to the framing with nails or screws at 200mm centres. Apply No stud adhesive.
- Leave a 6mm gap between the sheet edge and the floor as well as over bath hob and shower bases.
- A bond breaker is to be formed at the wall and the floor junction.
- Caulk all gaps with a flexible brick and concrete type sealant.
- Flush finish recessed joints using Wet Area Basecoat and paper tape. No finish coat to be applied within tiled areas.

Membrane application

- A suitable membrane approved by recognised authorities such as ABA



Superflex1 should be used.

- Ensure the membrane extends at least 25mm above the finished floor area in general wet areas. For showers the membrane is to be applied to a minimum height of 1800mm. The membrane is applied to the face of the wall and floor linings.

General tips for tiling

- Allowance must be made when tiling for expansion and contraction. This is supported by leaving gaps filled with flexible wet area sealant at vertical corners. Larger areas require further control joints.
- A tile adhesive compatible with the membrane and lining must be used.

Painting

To achieve a smoother finish and easier application chose CeminSeal™ Wallboard.

TRADIES' CORNER FROM PAGE 1 > LONG ISLAND HOMES

This will see them on target to achieve their goal to be statewide, in line with their five-year business plan.

Partners in Long Island Homes, Danny, Craig and Stuart have been using Bowens for three years.

"Our rep Matt, is fantastic. His visits have a huge influence on us staying with Bowens," said Danny, "That's what keeps us coming back."

This philosophy of having a representative matches the Long Island Homes quality assurance promise.

"At Long Island Homes the quality of service does not finish with the signing of your new home contract. You are assigned a building liaison, a key contact that will look after you throughout the building process."

Long Island Home's vision is to create strong and lasting client relationships. This vision is identical to Bowens as is their commitment to service and product range. It is a mutual partnership that is helping Long Island Homes grow as a business.

A great business relies on its partners. "Using the word 'partnership' to describe the building process was alien to many people," said Danny. "It was almost a cultural shock that a builder would want to communicate willingly with their client throughout and beyond the building process."

The partnership between Bowens and Long Island Homes is stronger than ever and no doubt Long Island Homes is on target to meet their dream of being statewide, with Bowens firmly by their side.

CEMINSEAL™ WALLBOARD

WATERBLOCK TECHNOLOGY

CSR's new CeminSeal™ Fibre Cement prevents water penetrating into the sheet.

- 95% stronger joint and compound adhesion.
- 100% paint adhesion.
- Fewer callbacks, less risk.



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COMBINES PNEUMATIC POWER WITH
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To find out more, ask you local **Bowens** store

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Building codes have changed and the best way to keep up with Australian Standards is the all new **MiTek GUIDE Edition 2**. It includes: new Loading Code AS/NZS 1170, plus it complies with the BCA 2010. There's also some new MiTek Engineered Building Products. So if you want to ensure the structural integrity of your jobs get your **FREE** copy of the **MiTek GUIDE Edition 2** from **BOWENS!**

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Oakleigh South

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