

# OCN - THE INDEPENDENT VOICE OF STRATA OWNERS

*~ Celebrating ~*

20 YEARS

2002-2022

**ocn**

THE INDEPENDENT  
VOICE OF STRATA  
OWNERS

Celebrating Over  
20 YEARS  
Est 2002



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Est 2002

# Mould and Waterproofing

## 16 May 2024

### 12:00pm – 1:00pm

SUPPORTED BY



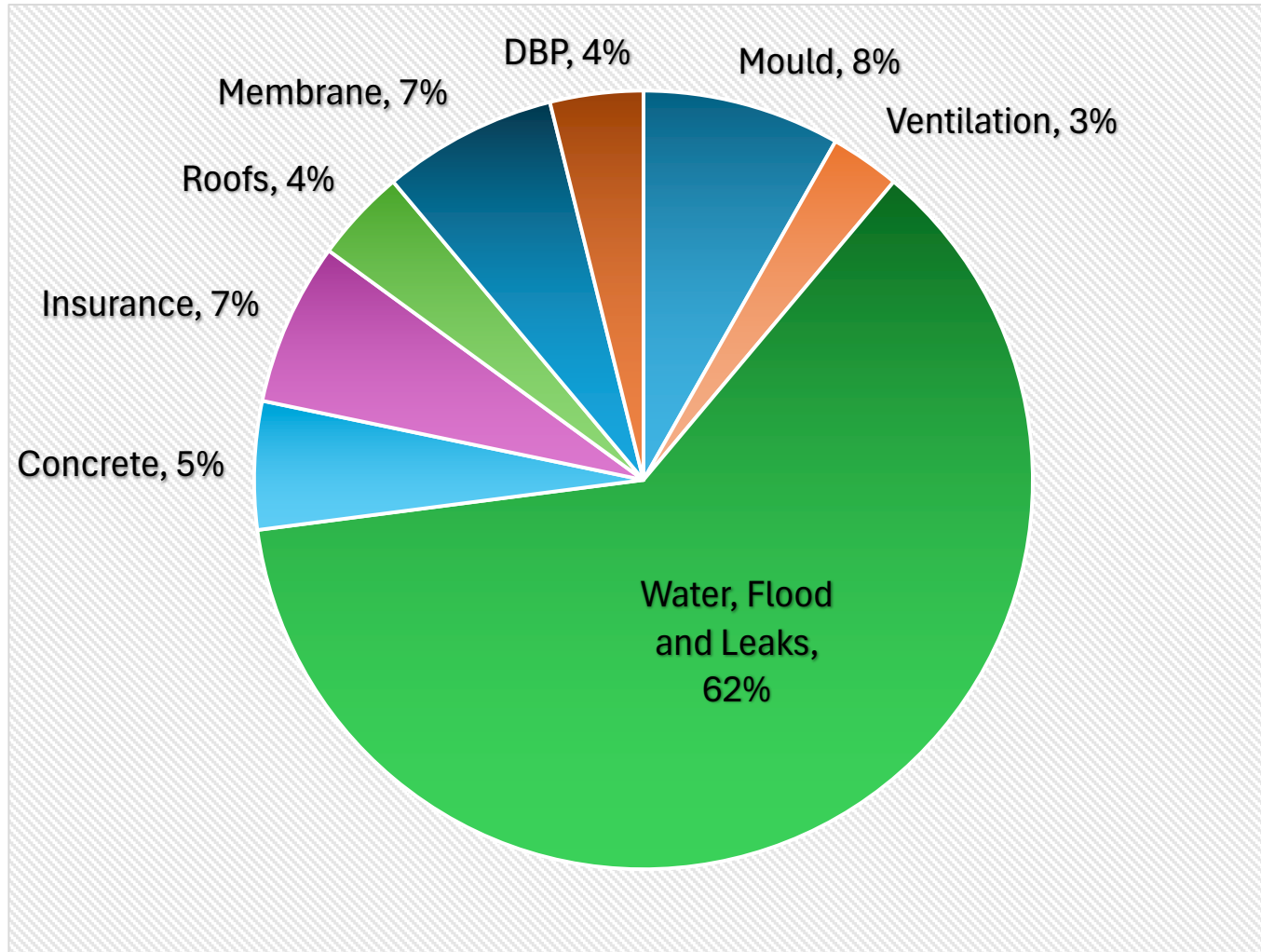
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# Questions



# Agenda

1. Introduction
2. Remedial repairs
3. The use of energy efficient ventilation
4. The role of anti mould paints
5. and the importance of financial planning
6. Question time

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# ABOUT US



## Daniel Caruana

- Over 15 Years of industry experience
- CEO of **Danrae Group**
- Strategy, Sales & Team Development
- Builder & Waterproofer
- Registered Building Practitioner



# ABOUT US



- Danrae has been in the waterproofing industry for over 40 years, with its remedial project work starting in 2006.
- Our company began as a waterproofing contractor and has become a remedial builder
- Our customers are some of the most well-known brands in Strata such as PICA Group, NetStrata and Strata Choice.
- We are trusted by government organisations such as NSW Health, ANSTO, Local Councils
- We are CM3 and ISO 9001 certified


# WHAT IS MOULD & HOW DOES IT FORM?



## MOULD SPORES

Mould reproduces through spores, which are present in the air both indoors and outdoors.



## MOISTURE

Mould spores need moisture to grow. This can come from leaks in roofs, windows, or pipes, or areas that have experienced flooding.



## NUTRIENT SOURCE

Mould grows well on materials that contain cellulose, such as paper products, cardboard, ceiling tiles, wood products, and also on dust, paints, wallpaper, insulation, drywall, carpet, fabric, and upholstery.



## SUITABLE ENVIRONMENT

Mould can grow indoors in wet or moist areas lacking adequate ventilation, like bathrooms, kitchens, or basements.



**CONTROL MOISTURE**



**STOP LEAKS**



**VENTILATION**

# HEALTH AFFECTS OF MOULD



## ALLERGIC REACTIONS

Common symptoms include watery and itchy eyes, redness of the eyes, coughing, skin irritation, wheezing, fever, and difficulty breathing.

## MOULD-INDUCED ASTHMA

For those with asthma, mold can trigger attacks and contribute to the chronicity of the condition.



## RESPIRATORY ISSUES

Mould can trigger nasal congestion, wheezing, and respiratory infections. It can also exacerbate asthma and other allergic conditions.

## SEVERE INFECTIONS

Although rare, some people may develop severe mould infections, usually in the lungs. This can occur more frequently in individuals with weakened immune systems or chronic lung diseases.



# MAKING THE RIGHT CHOICE



## LIQUIDS



## BITUMEN (TORCH-ON)



## PVC / SINGLE PLY



### Advantages

- Cheaper
- Easy to apply

- Guaranteed Thickness
- Flexibility
- Durable

- Heat reflective
- Guaranteed Thickness
- Longest lifespan
- Less joins in laps than torch-on
- Preformed detail accessories
- Mould & Fungi resistant



### Disadvantages

- No guaranteed thickness
- Very dependent on external conditions (e.g. weather, humidity)
- May need to be recoated
- Low lifespan

- Low heat reflectivity
- Can soften in high heat
- Granules can wear

- Material cost is more expensive
- High skill to install

# SYSTEMS – EXTERNAL AREAS

## BALCONIES & ROOFS: COMMON ISSUES



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# SYSTEMS – EXTERNAL AREAS

## BALCONIES & ROOFS: COMMON ISSUES



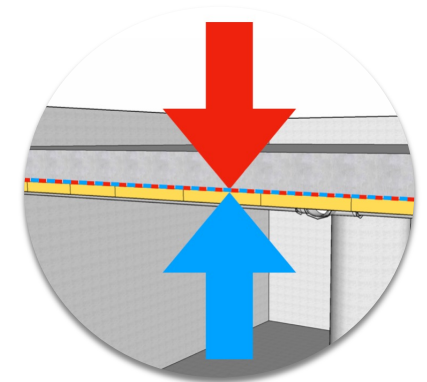
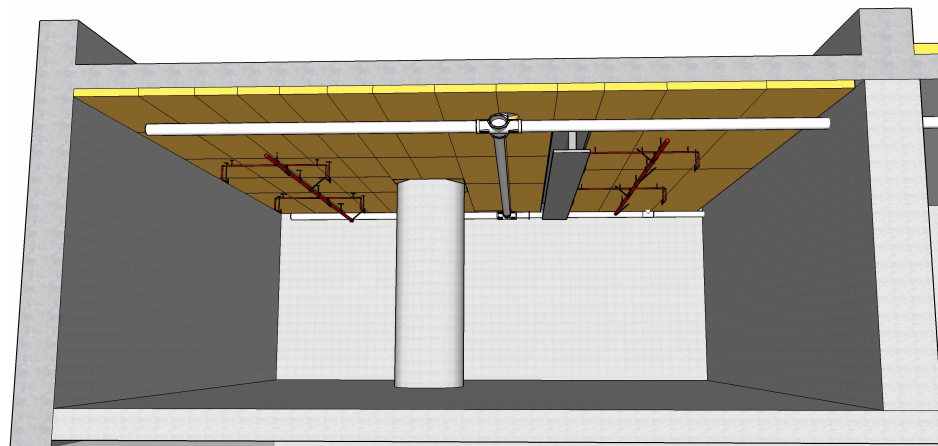
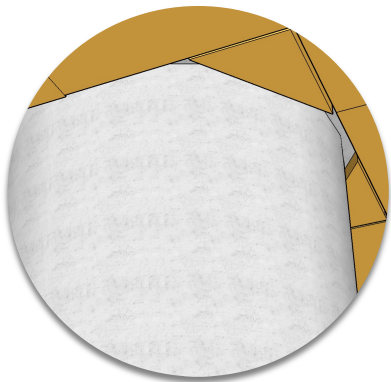
# ROOFING SYSTEMS - THE PROBLEM



**Thermal bridging with internally insulated roofs**

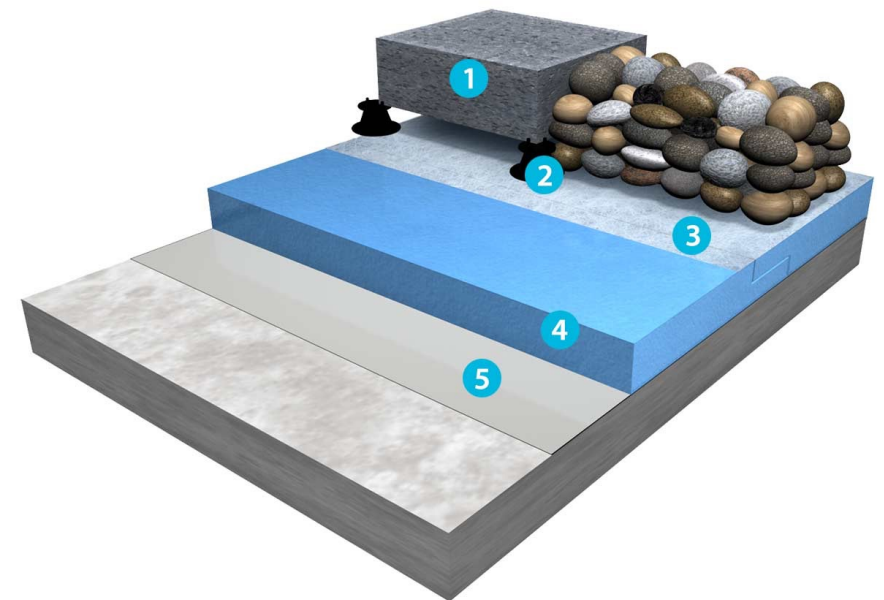


**Increased risk of condensation causing mould and algae growth internally**



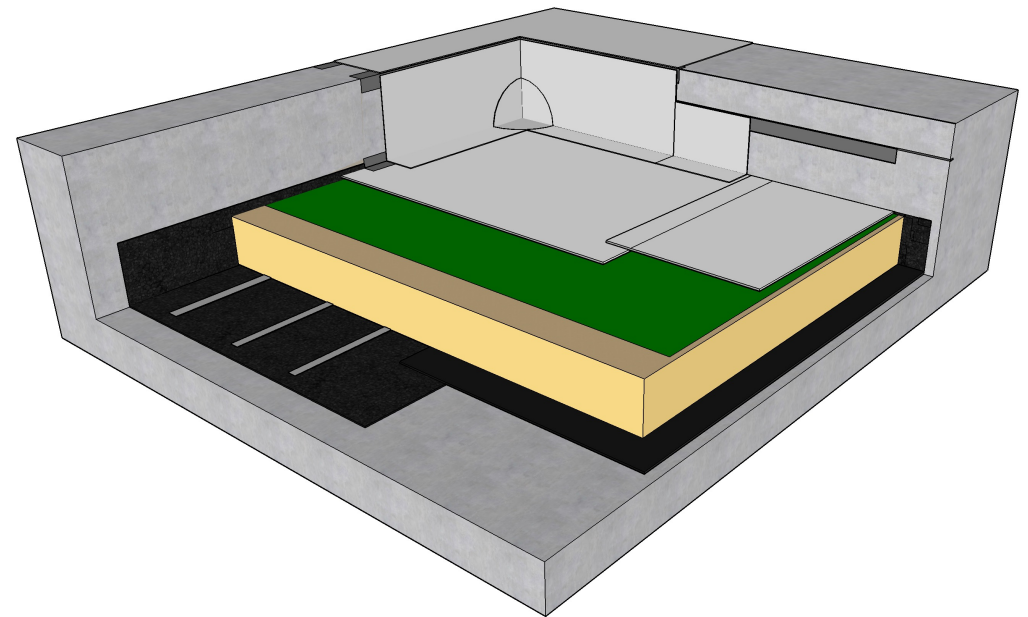
# INVERTED INSULATED SYSTEMS

- Membrane to roof substrate
- XPS Insulation
- Pebbled / Ballast



# WARM ROOF INSULATED SYSTEMS

- Vapour Control Layer
- PIR Insulation
- Sheet Membrane





# SYSTEMS

## EXTERNAL AREAS

### Inspection & Maintenance AS 4654.2-2012 Appendix B

Where visible, the waterproofing system shall be inspected on a regular basis for evidence of deterioration due to:

- 1 Deterioration of the membrane, adhesions, flashing, capping, sealant
- 2 Traffic damage
- 3 Structural interference
- 4 Blockage of the drainage system
- 5 Root damage
- 6 Birds, pests and wildlife attack

*Any  
necessary  
maintenance  
should be  
carried out  
promptly*

# SYSTEMS EXTERNAL AREAS

## Planter Boxes

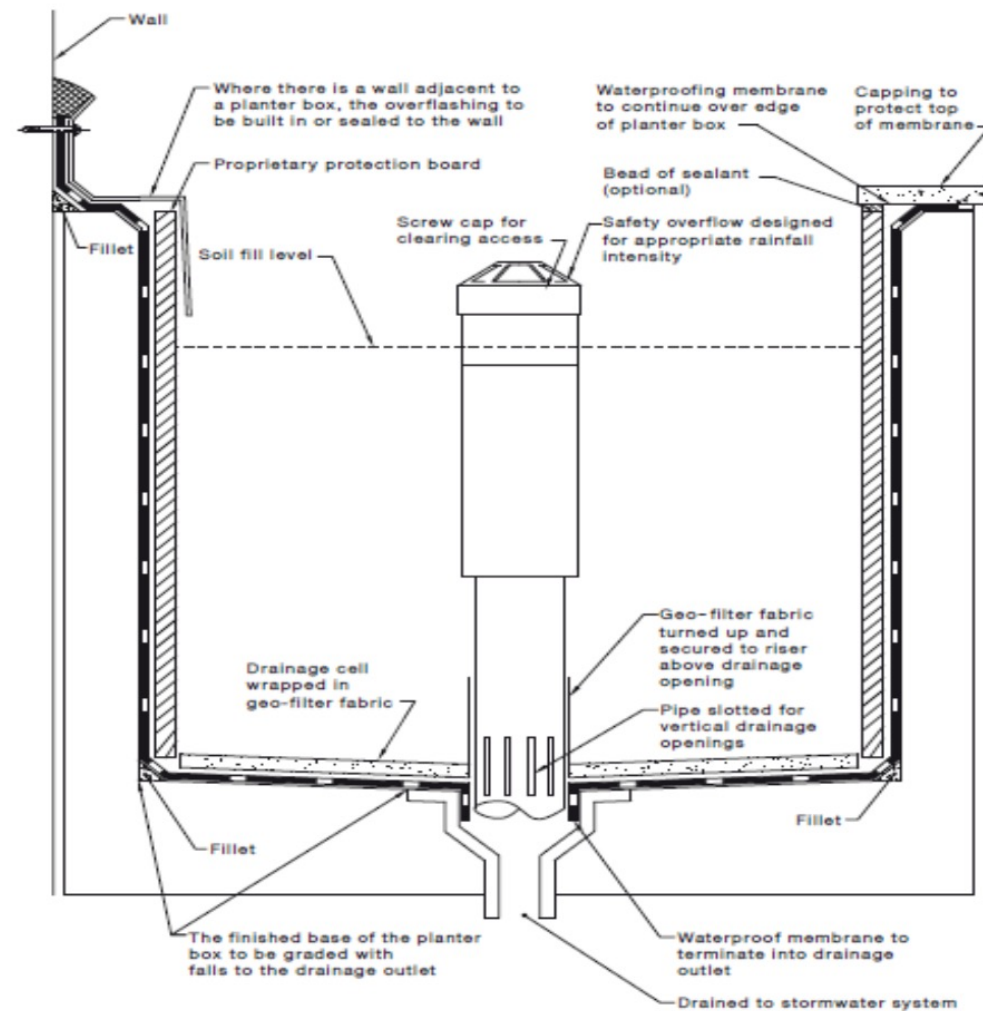


FIGURE 2.17 TYPICAL PLANTER BOX CONSTRUCTION

# SYSTEMS

# External Areas

## PLANTER BOXES: ROOT RESISTANCE

Root resistant membranes to date are torch on, PVC and Butynol membranes

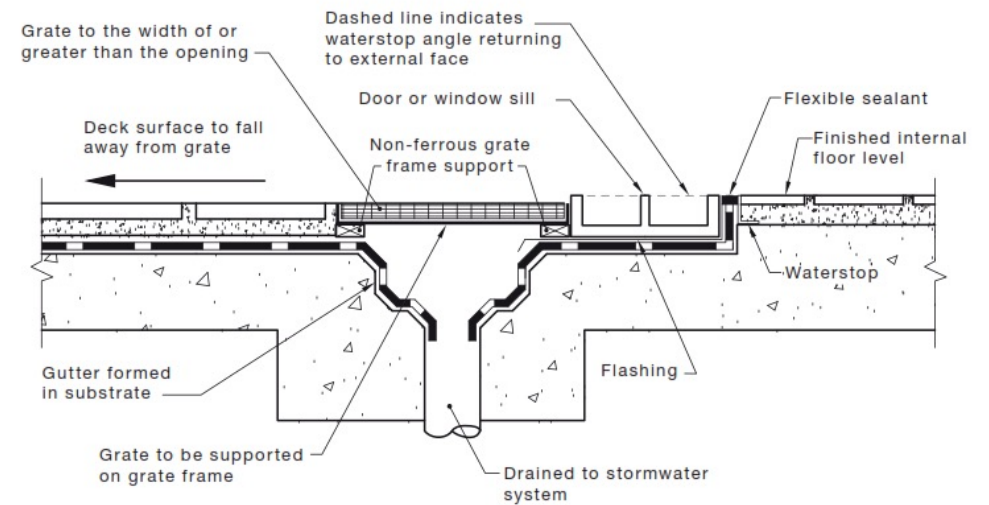
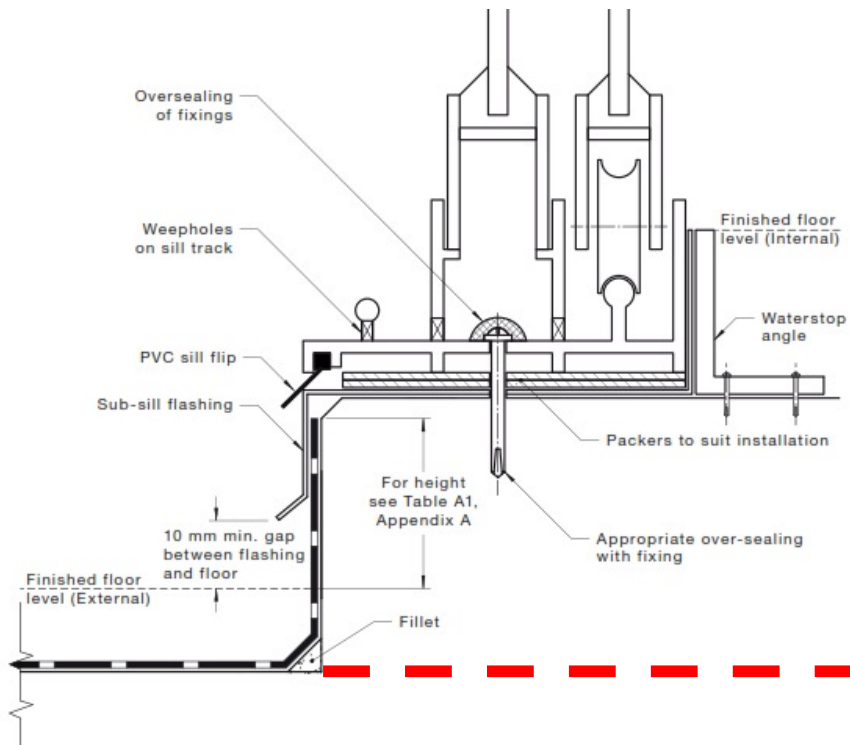
### Examples are:

- ARDEX Root Repel
- Sika Sarnafil
- Flagon Sopraflam
- Index Defend



# SYSTEMS – EXTERNAL AREAS

## BALCONY HOB DETAIL



# SYSTEMS – EXTERNAL AREAS

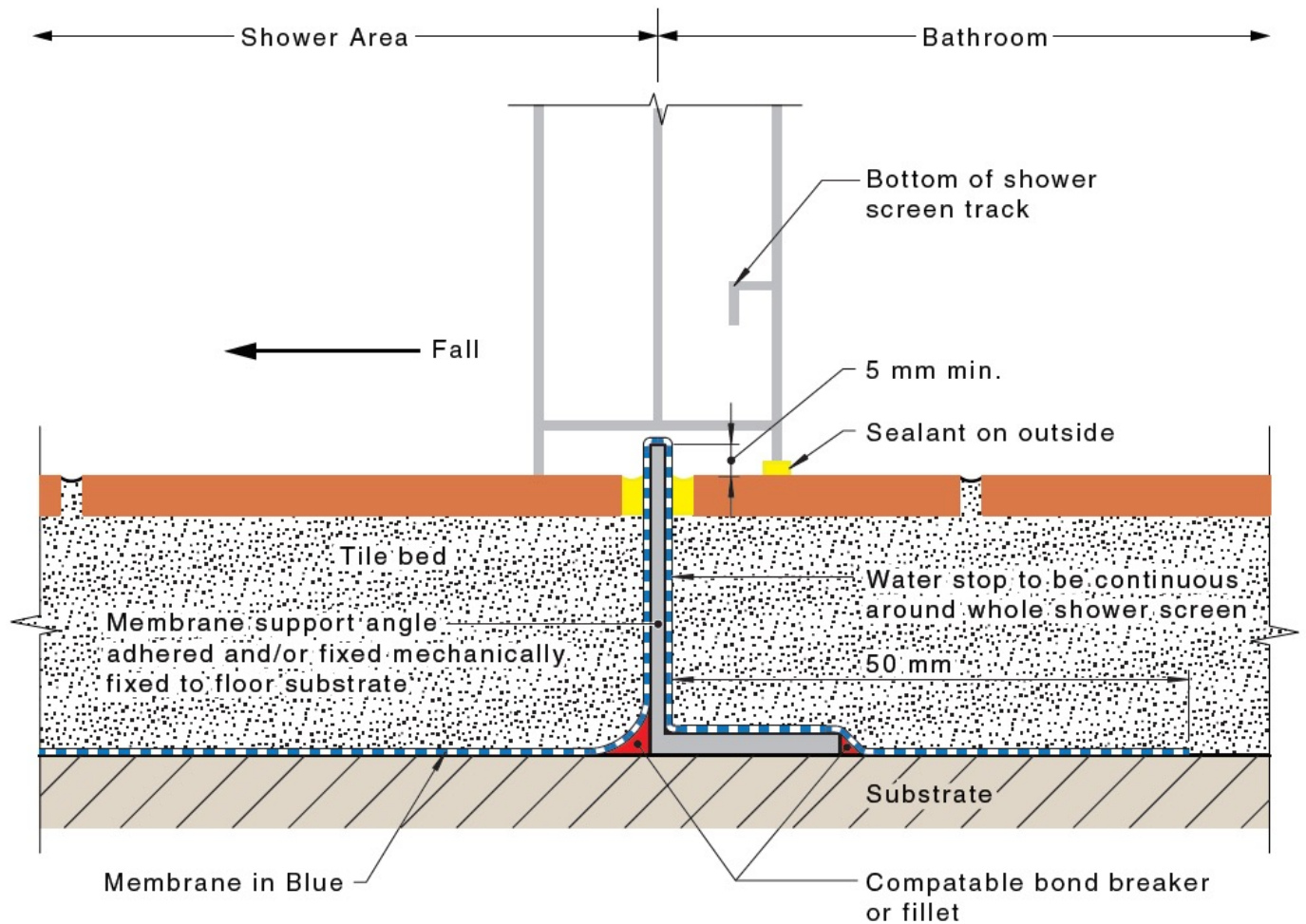
## Below Ground: Common Issues



# IDEAL SYSTEMS

Internal  
Wet Areas  
new  
standard

**Common Issue:**  
Shower Screen



# IMPACTS OF NOT REMEDIATING



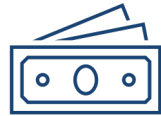
## PSYCHOLOGICAL & PHYSICAL HEALTH

Impacts of water ingress can be very stressful to residents' mental & physical health.



## SAFETY

Postponing necessary repairs can lead to safety hazards for residents and visitors. For example, if structural issues are not addressed promptly, they could result in accidents or injuries.



## INCREASED FUTURE COST

Not remediating actually increases for future cost due to further damage being caused by water ingress to the structural integrity of the building.



## PROPERTY VALUE

Neglecting remedial work can negatively affect the value of the property. Potential buyers or tenants might be deterred by the apparent lack of maintenance.



## LEGAL

Owners corporations have a statutory obligation to maintain and repair common property. Failure to do so could result in legal action from residents or regulatory bodies.



## INSURANCE

Ongoing defects can be a red flag to your insurance provider causing them to reduce the term or even revoke the term of your cover.

Rowan Moon,  
Business Development  
Manager, Haymes Paints

## Mould and Paint Solutions



# What is mould? Why is it a problem in homes?

- Mould, or Fungi is one of five major types of micro-organism. Bacteria and Algae are example of other major classes of micro-organism. All of these micro-organisms are present around us, all of the time.
- Mould requires a food source and moisture to grow, mould can grow in direct sunlight and in the dark as well.
- Mould spores, which are part of the reproductive cycle of the organism can trigger health issues when inhaled. These health issues will vary depending on the species of mould and personal sensitivity.
- Mould is most likely to be found in “wet” areas of the home, such as bathrooms, laundries and kitchens, where there is a higher level of moisture in the indoor atmosphere.
- Once Mould has contaminated a surface, it can be very difficult to remove due to the method of reproduction where root like structures (hyphae) imbedding into surfaces and spores being very resistant to damage from chemicals.
- Prevention is better than cure in the case of mould.



# How does a paint prevent mould growing?

- Careful design and formulation of the paints, ensuring a surface that is hostile to mould colonising and growing on the surface.
- Lower levels of materials that act as a food source for mould.
- Ensuring that these materials do not leach when washed or even soaked, so that the paint retains its anti-mould characteristic.
- Using higher sheen level paints, good building design and installation of extraction will improve the performance of the mould resistant paint.

Australia's first family of paint.



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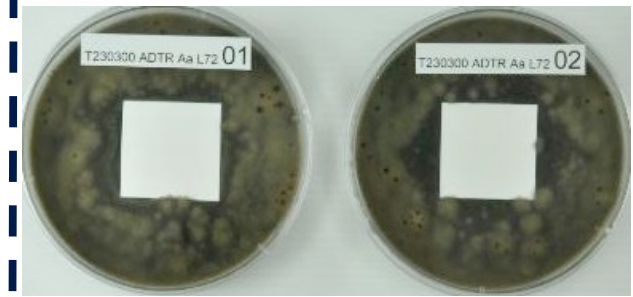
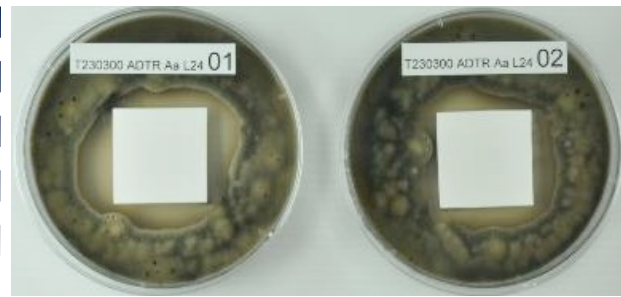
# How do we test for mould resistance?

Not Soaked

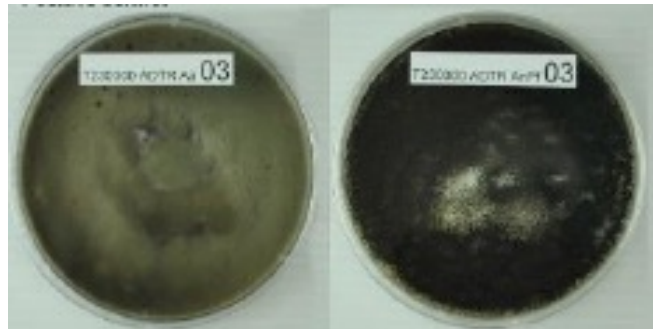
Soaked 24 hours

Soaked 72 hours

Expressions.  
Built in  
Mould  
Resistance



No Mould  
Resistance



Test species: *Alternaria alternata*

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# How do we test for broad spectrum mould resistance?



Conventional Paint

Expressions – no growth

Conventional Paint

Expressions Matt – no growth

Innoculum contains 9 different mould species

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## Low VOC (Volatile Organic Compound)

Haymes Paint's products are of the highest quality, with a wide selection of very low and low VOC paints that comply with the Australian Paint Approval Scheme (APAS) and Green Building Council (GBC) regulations.

In addition, all Haymes Paint colourants in our colour range contain less than 1% VOC.



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## Questions

**Q- Ventilation is not a repair? Mould resistant paints create resistant moulds?**

A- Ventilation will assist with controlling mould. Mould does not develop resistance like bacteria do. Bacterial resistance to anti-biotics is a big problem, but it is no way related to creating surfaces that inhibit the growth of mould.

**Q- Who is responsible for mould removal and treatment if it is due to waterproofing issue from upstairs unit?**

A- Cannot comment, refer to legal advice

**Q- what is the difference between white stalactites and stained/brown stalactites**

A- Probably the nature of the mineral that is in the water

**Q-Who's responsible for the cost of mould paint if its an identified control. Non strata areas such as inside a unit**

A- Refer to your strata agreement

**Q- should it be 1. investigate, 2. scope from trade person, 3. accept scope/quote and issue work order?**

A- Always have a industry reprehensive investigate the issue before writing a scope of works, once scope of works has been approved then issue to tradesman,



## Questions

NSW department of health is a good resource for information on mould as is the Victorian “better health” pages, the below websites have some good information.

<https://www.health.nsw.gov.au/environment/factsheets/Pages/mould.aspx>

<https://www.betterhealth.vic.gov.au/health/conditionsandtreatments/mould-and-your-health>

You can also refer to the PHD (public health declarations) on the Expressions range that contains the anti-mould additive;

<https://www.globalgreentag.com/products.html?search=haymes>

The “Platinum” health rating is highest you can achieve under the current Greentag assessment process, this is an assessment of the potential human health issues contained within the product, from mild to severe.

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# The story of Australia's first family of paint.

- Established by Henry Haymes in Ballarat in 1935.
- Today our business is led by the third generation of Haymes family members
- Continue to bring new and innovative product to market
- Live our brand values of Australian, Family, Quality and Ease of doing business.
- Proudly Australian Made and Owned, still in Ballarat, where it all began.

**"After all, it is our name and reputation on the can."**



From left to right: Belinda Haymes, Rod Walton, Jenny Haymes, Matt Haymes and Tim Haymes.



Australia's first family of paint.



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# Ultra Premium Kitchen & Bathroom

Haymes Paint Kitchen & Bathroom is an ultra-premium interior coating that delivers bacteria, mould and mildew resistance. The highly durable, low VOC, stain resistant formulation is complemented with a 10 year mould and mildew protection guarantee plus bacterial resistance making it ideal for high humidity wet areas such as kitchens and bathrooms.

Haymes Paint's Point of Difference: Anti bacterial resistance

- 10 year mould & mildew guarantee
- Remarkable washability
- Mark and stain resistant
- Ideal for rooms with high humidity

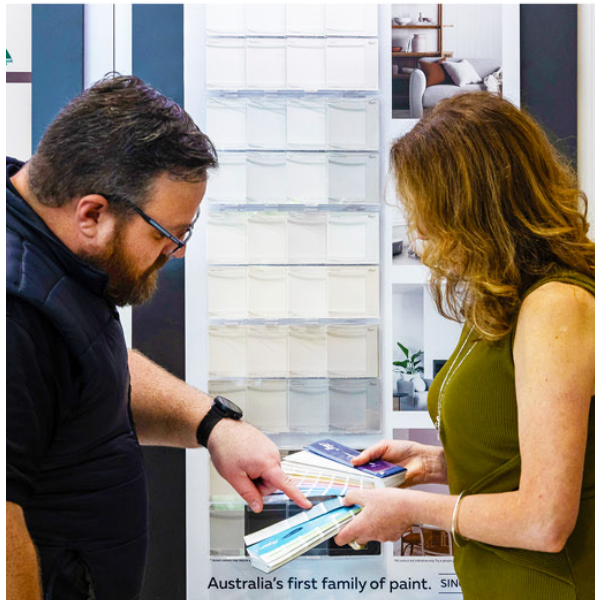


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# Full project support across all stages of construction.



**"We are experts in colour."**

Our colour team has developed an exclusive range of colours, inspired by global trends and specifically tailored to Australian homes.

## Stage 1 Colour advice and Specification

From colour advice to product specification our support includes:

- + a colour palette developed in consultation with your team;
- + colour training for your showroom and internal staff;
- + display colour walls for both paint and render;
- + colour fan decks displaying the entire spectrum of Haymes Paint colours;
- + colour sample chips for your clients to take away with them;
- + colour matching for existing and new project specifications; and
- + product specification information.



## Professional Paint Specification

*"We never take shortcuts on Quality"*

  
- David Haymes

Project Details:
Project Address:
Specification No:
Prepared By:
Date Prepared:

1800 033 431 | [commercial@haymespaint.com.au](mailto:commercial@haymespaint.com.au)  
[haymespaint.com.au](http://haymespaint.com.au)

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PAINT

SINCE 1935

# Full project support across all stages of construction.

## Stage 2 Painting

Throughout the construction phase we are here to help with the following support:

- + a dedicated Haymes Paint Business Manager assigned to your project;
- + a project tracking system, featuring:
  - product usage and colour tracking;
  - digital project management tools for supervisors; and
  - project reports based on job numbers and addresses;
- + onsite training for supervisors and applicators;
- + trade applicator on-site assistance; and
- + free delivery to site.



## Stage 3 Handover and Aftercare

At the end of the project our support continues well past the build and painting stage. For every home you build, we include:

- + a new home certificate and paint care guide;
- + touch-up kits;
- + 'Reward-Me' retail loyalty card; and
- + technical product support.



Australia's first family of paint.



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# Haymes PAINT

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Haymes Paint is available from more than 350 stockists Australia-wide

Australia's first family of paint.



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# David Glover – Director, OCN

Ten years of water will do this...



# What I've learned about dealing with waterproofing problems

- Cut holes!
- One committee member liaising
- The right consultant
- Minimise go-betweens
- Contingency planning

...a risky glass brick wall





Hmm...that work wasn't in the budget!



# Lessons continued

- You can't have too much in your capital works fund!
- Include inspection traps in the work



# Questions

- Responsibilities: OC or owner?
- By-laws can shift
- Insurance
- Flexi hoses and water tanks
- Right to compensation

# Questions?

# OCN recent submissions

1. Federal inquiry into the transition to electric vehicles
2. Federal inquiry into residential electrification, provided evidence to the ensuing Senate Committee and provided a supplementary submission.
3. NSW Review of Short Term Accommodation
4. NSW Consumer Energy Strategy
5. Review of the Australian Energy Regulator exemption framework for embedded networks.
6. NSW Fire safety Reforms and Round table meetings
7. IPART review of Embedded Networks in NSW
8. Australian Consumer Law regarding unfair contract terms
9. Protecting Consumers from Unfair Trade Practices
10. NSW Parliamentary Inquiry into Electric and Hybrid Vehicle batteries and provided evidence at a recent parliamentary inquiry.