
Building

Book Review - Building Service New South Wales, Law Book Co, 2 Volumes, Loose Leaf, approximately 8 releases per year, \$395 (includes 12 months updates).

- **Review by John Tyrnil,
John Tyrnil + Associates, Solicitors.**

The Law Book Company has updated its valuable loose leaf, two volume Building Service New South Wales, which is an essential reference work for all involved in building in New South Wales, such as architects, engineers, building designers, builders, subcontractors, local government officers, construction and planning lawyers and others.

Volume 1 includes the relevant provisions of the *Local Government Act 1993* (NSW); the *Local Government (Approvals) Regulation 1993*; the *Local Government (Orders) Regulation 1993*; and the *Local Government (Penalty Notice Offences) Regulation 1993*. Volume 1 also contains an Essential Services Checklist and the Building Code of Australia ("BCA"), incorporating State and Territory Appendices and Variations. Importantly, there is a commentary on the BCA and Building Regulatory Advisory Notes issued by the Department of Local Government.

The method of presentation of the BCA should assist users of the service. State and Territory Appendices and Variations have now been incorporated into the main text of the BCA, with the Appendices and Variations appearing clearly in uncluttered boxes under the relevant part of the text. Clear headings indicate the section, part and clause of the BCA. Paragraph numbers are also included. Each part of the BCA has a Table of Contents followed by a detailed Table of Provisions which lists the paragraph numbers for each clause. "History notes" to the BCA have been included as handy references to show which clauses have been amended. Defined BCA terms have been italicised where used in the BCA. Specifications to the BCA have been printed on coloured paper for easy reference when searching the service.

It is possible to purchase just Volume 1 for \$280, including 12 months updates (approximately 4 per year). However, those who need a more extensive coverage of building regulations should consider purchasing the two volume set.

Volume 2 includes a wide range of other essential NSW legislation relevant to the building industry, including Acts and Regulations which deal specifically with water gas and electricity. The grouping of this material under subject headings behind subject tabs makes this an easy

service to access and use.

Volume 2 includes the *Encroachment of Buildings Act 1922* (NSW); the *Swimming Pools Act 1992* (NSW); the *Factories Shops and Industries Act 1962* and Regulations; the *Local Government (Water, Sewerage and Drainage) Regulation 1993*; *Occupational Health & Safety Act 1983* and the *Construction Safety Act 1912* (NSW).

Although in the aggregate they are expensive (like all detailed, complex legal references and loose leaf services with a limited print run), the Law Book Company's approach of invoicing each update as it is provided is less painful than a significant annual subscription. From experience as a user of the Law Book Company's services, it is the regular updates which keep the services relevant and important as references for assistance and use in day to day problems. The updated loose leaf approach is preferable to a fixed, bound work which quickly loses relevance due to changes and developments.

The Law Book Company is to be commended for its practical and essentially important subscription services. This service is recommended to all those for whom it would be relevant. □