



## Consultant advises - Plan ahead for Termite Protection.

Termites are still invading Australian homes. Thousands of homeowners are unwittingly providing Australian termites species with a smorgasbord of opportunities to eat their homes resulting in thousands of dollars of uninsurable damage.

The Archicentre estimates that in the past five years, termites have damaged over 650,000 homes around Australia.

"Professional Pest Managers, builders, building designers and building inspectors are now facing increased 'Duty of Care' in relation to the installation of effective Termite Management Systems," says Pest Management Consultant - Mr. John Field \*



Mr. John Field - Pest Management Consultant.

The rules of an effective Termite Management System should be fairly straight forward – "*to stop termites entering the home, causing stress and financial loss to the homeowners,*" Says John.

Unfortunately the interpretation of the Australian Standards is different. AS3660 series states: '*A termite barrier system shall deter concealed entry to the building by termites*'. This is a **minimum** standard but it has led to a number of new products being launched into the pre-construction market.

In most cases homeowners are unaware that their home has been built to a minimum standard or that the physical type of Termite Management System in their new home is designed to only **impede unseen termite entry** - not to actually stop termite entry.

John believes that this is where the problem normally starts, as homeowners unwittingly ignore the telltale signs of an initial termite attack because they are expecting the physical barrier to stop termites entering.

"Generally the problem is only noticed when major and costly remedial treatments are required." Says John



## The table below illustrates the Termite Management systems currently available to homeowners and builders.

System Type	Initial average costs per average home	Risk of termite infestation	Remedial action once termite activity is noted
Slab Edge Exposure	\$500-00	High	Chemical Perimeter treatment > \$3,000.00
Steel Framing	Additional \$1,600 to \$1,900 plus another \$400 + in Qld for skirtings, architraves, door & window frames	High	Chemical Perimeter treatment > \$3,000.00
Timber Framing	Additional \$2,500 to \$3,000 plus another \$400 + in Qld for skirtings, architraves, door & window frames	High	Chemical Perimeter treatment > \$3,000.00
Physical barriers	\$1,400 to \$1,600 for perimeter & penetrations	High	Chemical Perimeter treatment > \$3,000.00
Reticulation systems - repellent termiticide	\$1,100 to \$1,300 for perimeter & penetrations	Low	Remedial Chemical application < \$500.00
Hand spray - repellent termiticide	\$1,100 to \$1,300 for a full under slab & perimeter treatment	Low	Remedial Chemical application < \$500.00

*Comment:- It can be seen from the table that no matter which Termite Management System is chosen, a Chemical treatment is usually the only option available to homeowners to rectify the devastating effects of a termite attack and re-protect their investment. Costs provided are only estimated costs and should only be used as a guide. Site preparation fees have not been included in the calculations.*

"If any of the physical barriers are breached and termites enter the home, the only option available to the homeowner is to apply a **complete and continuous** chemical termiticide barrier around the home." Says John.

The aim is to apply a long-term chemical barrier and a repellent termiticide like Biflex® is generally preferred. Biflex® has a targeted, dual mode of action which kills and repels termites.

"Biflex® boasts a robust protection period that is more than twice as long as any of the non-repellent products. Biflex® will stop termites entering the home, not just **impede unseen termite entry** like the physical barriers." Says Mr. Field.

"Using Biflex®, a professional pest manager can cost effectively apply a long term Termite Management System that is designed to control termites and minimise the risk from any future termite attack. The Biflex® range of termiticides have very long residual protection periods offering up to **10 years** protection when used according to the label. All Biflex® label claims are backed by Australian trial data, conducted by FMC and independent departments like the CSIRO. Biflex® is suitable for both reticulation and hand spray application options."

"You require a Termite Management System that is responsible, effective and value for money, so why would you risk using anything other than Biflex®." comments John.

*\* John Field has had a 17-year career in the termite management industry and has worked closely with building groups. John has worked at all levels, from a field technician through to general manager of Amalgamated Pre-Construction Pty Ltd. His most recent position was national marketing and development manager for Termguard Pty Ltd before starting his own consultancy business- Professional Educational Support & Technical Consultants.*

