

Howard James Ryan Curriculum Vitae



Date of Birth: 18th October 1954 Sydney Australia

OBJECTIVE

To be unbiased in my inspection and expert report process
To protect consumers against bad practice in residential construction
To remain reliable and be a vital source of information when needed
To be independent in reporting and advice
To remain part of training and educating in the construction and inspection industries
To stay updated with relevant information related to my industry being residential construction

EDUCATION

2010 - Cert 4 Trainer & Assessor (*Awaiting Certification Dec 2010*)
2010 - Victoria, "Australian Society of Building Consultants" Seminar for Expert Witness and Scott Schedules
2008 - Rapids Training, AS4349.1-2007 and AS4349.0-2007 Report Writing
2007 - (Workcover) OH&S Course and Induction
2007 - Participant Sydney Law School Expert Witness Symposium
2007 - (HIA) Contract Administration and Variation Administration
2007 - "Building Dispute Practitioners Society" Tutorials
2006 - (HIA) Home Building Act 1989
2006 - 2008 Participant in "Andréones" Expert Forums
2006 - (HIA) Dispute Resolution
2004 - Rapids Training, as4349.1-1995 Report Writing
2004 & 2007 - Commercial Site Induction
2004 to 2009 Rapid Solutions Risk Conferences
2004 - Speaker at Institute of Conveyancers Convention
2004 - NSW HIA Business Management
2002 & 2008 - (Rapids Solutions) Pre-Purchase Report Writing
2000 - 2008 Speaker at BNI Business Network International
1996, 2004 & 2007 (HIA) Building Code of Australia Course Classes 1 and 10 and 2-9
1982 & 1986 - Business Management

CV Howard James Ryan 2010



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H&K RYAN & ASSOCIATES PROPERTY CONSULTANTS

GRANVILLE TAFE

1971 - 1973 Carpentry and Joinery (ref: 75/f1/15)
1974 Apprentice Certificate of Proficiency (ref: 72/8876)
Building Construction 1 and Theory and Building Construction 1
Plan Preparation and Drawings

EXPERIENCE

- 40 Years Experience in the Building Industry
- Director of "Property and Construction Educators Pty Ltd" (PACE)
- President and Executive Director of "Australian Property Owners Protection Association" (Since 2009) An Association dedicated to protecting consumers and industry professionals within the property industry against bad practice.
- Run education Tutorials for consumers, Building Inspectors and CTTT experts.
- CEO: PPI, Pre-Purchase Inspectors Registry NSW, Qld and Vic (Since 2007) Registry of Qualified and Insured Pest and Building Inspectors and Property Consultants.
- Conducting Tutorials for New Residential Construction, New Construction Inspections and Pre-Purchase Inspections
- Trade Shows for Residential Construction and Dispute Resolution
- Residential new Construction Inspections for Wall Framing and Roof Framing
- Residential new Construction Inspections for Handover Final PCI stages.
- Residential Building and Construction Consultants (since 1984)
- Expert Witness for C.T.T.T & other Court Jurisdictions
- Expert Reports and Scott Schedules Preparation
- Pre-Purchase Building Inspections in NSW and Vic
- Pre-Sale Vendor Inspections in NSW
- Swimming Pool Inspections
- Special Purpose Property Inspections
- Asbestos Identification Inspections
- Warranty, Compliance and Defect Inspections
- Owner Builder Guidance and Inspections
- Home Warranty Insurance Inspections
- Invasive Inspections and Rectification Works
- Termite Damage Assessments and Costs of Repairs and Rectification Works
- Contract and Project Builder New Construction Inspections
- Volume Builder Defect Liability Inspections
- Costing Analysis in Residential Construction
- Property Condition Reports & Property Site Drainage Assessments
- Mould Inspections
- Insurance Company Damage Reports
- Quotations Prepared for Defects and Damage
- Dilapidation Inspections and Reports
- Assessment of Building Contracts and Residential Specifications

SKILLS

- Residential Construction of Floor Framing, Wall Framing and Roof Framing
- Fixing Carpentry
- Staircase and Balustrade Construction
- Garage, Carport and Rural Shed Erection
- Concrete Works, Plastering, Bricklaying, Painting, Wall and Floor Tiling
- Landscaping
- Residential Site Drainage
- Retaining Walls
- Bathroom and Kitchen Renovations
- Contract Houses
- Contract Additions, Alterations and Renovations
- Pergolas
- Decking and Awnings
- Restoration works
- Rectification works

ACHIEVEMENTS

- 2011 - Assisting consumers in understanding new construction Warranty and Maintenance periods
- 2011 - Assisting Project Home Builders in assessing Warranty and Maintenance periods
- 2010 - Recognised on Homeone Forum as an expert in New Construction Inspections
- 2009 – Executive Director and current President of the “Australian Property Owners Protection Association” a respected Association known for Protecting Consumers when Purchasing Property. Today “APOPA” Continues to Provide Continuing Professional Development for all Property Industry Professionals
- 2008 - AON Insurance recognises my ability in the pre purchase building inspection report writing & risk management
- 2008 - Finalist in the “Hills Excellence in Business Awards”
- 2006 - Founder and CEO of the “Pre-Purchase Inspectors Registry” PPI a registry consisting of qualified, licenced and insured Pest and Building Inspectors
- 2002 - Became an Expert Witness for CTTT, Local and District Court matters
- 1994 - Pre-Purchase Inspections for over 12 Conveyancing companies and Solicitors
- 1992 - MBA Housing Excellence award for “Contract Housing up to \$120,000-00 “Serene Haven”
- 1991 - Howard Ryan was a winner of the Commonwealth Bank and Master Builders Association Housing Excellence Awards for “Contract Housing up to \$220,000-00 “Torygen Manor”
- 1989-2004 Life Membership as the founder of “Quakers Hill Pirates Baseball Club Inc.” In 2007 the club is awarded the best Junior Baseball Club in Australia by the Australian Baseball Federation, ABF
- 1984 - Started property assessing and inspecting and dealing with consumers disputes
- 1982 obtained my builders license
- From 1978 to 1982 gained recognition as a reliable, honest, qualified and Carpenter with various Contract Builders as a licensed sub-contractor
- 1975 to 1977 Carpentry & Joinery contractor
- 1971 to 1974 Apprenticeship in Carpentry & Joinery

MEMBERSHIPS

Howard Ryan is a Proud Member of the:

- Australian Property Owners Protection Association **APOPA**
- Pre-Purchase Inspectors Registry **PPI**
- Building Dispute Practitioners Society "Victoria" **BDPS**
- Institute of Building Consultants "NSW" **IBC**

VISION

To be known as an entity of reliability and a source of credible information

Howard Ryan of H&K Ryan & Associates is passionate about providing a dependable and trustworthy service for consumers buying, building or selling property.

H&K Ryan & Associates strive to protect consumers from bad practice by continuing professional development within the property industry.

H&K believes that experience, communication, development, knowledge and education is the key to a smooth transition for consumers buying, building, selling or renovating residential properties.



Vehicle used by HnK Ryan since 2004