



# 2023

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# ANNUAL REPORT







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MASTER BUILDERS ASSOCIATION OF TASMANIA INC.  
ABN 70 540 112 530

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# Report

From the President & CEO – 2022-23

## As we faced the toughest business conditions in decades, our members' resilience and support for each other shone through.

As we reflect upon the past 12 months, it is impossible to overlook the immense difficulties faced by businesses in our industry. Supply chain disruptions, labour shortages, and changing regulations have presented formidable challenges, requiring businesses to adapt while still working through the post-pandemic pipeline of work.

Inflationary pressures continued to hit construction harder than most other industries.



**Tony Streefland**  
President

Supply chain disruptions and price hikes put pressure on projects across all sectors. The latter has also started to dampen demand from households and business investment, with the impacts of these changes in spending yet to be fully felt.

While the broader economy has thus far avoided slipping into a recession, the downturn in new construction activity has been sharp, particularly in the residential construction sector. If you remove the value of work from major government projects, like Bridgewater Bridge, the data paints a sobering picture.

Despite these challenges, our members have again shown their extraordinary resilience. As the famous Warren Buffet saying goes, 'When the tide goes out you learn who has been swimming naked.'

The strength of the businesses that make up our membership was on show in 2022-23. While insolvencies continued to spike in other parts of the country, the industry here has held up. This should give confidence to consumers and puts us in a better position once the economic conditions improve and investment conditions start to turn around.

That's not to say everyone has made it through the last 12 months unscathed. The economic conditions have been some of the most challenging in decades. But the perseverance shown by the men and women that make up our industry has been remarkable.

Perhaps the most remarkable, and most inspiring part of the past 12 months has been to witness the support that MBT members have shown each other.

Looking forward, with expectations for interest rates to stay higher for longer, and inflation seemingly pegged at around 6 per cent all expectations are for another year before we hope to see conditions turn.

Our focus continues to be on supporting members through the downturn but with an eye on preparing for when activity starts to turn up again. The latter will be underpinned by our new HQ and state-of-the-art training facility in Hobart, with construction scheduled to be completed by December 2023.

## Advocacy in Action

Despite being an election-free year, 2023 was still jam-packed on the lobbying and advocacy front, with some major reforms and major projects that will have big impacts on the construction industry over the next few years.

On the reform front, we saw the introduction of the Home Warrant Insurance Amendments Bills into Parliament.

MBT has been working closely with the Master Builders Insurance Brokers. Our advocacy is best targeted to ensure the reintroduction of HWI best serves the needs of the industry.

It has not all been smooth sailing. While parliament is yet to pass the Bill, in its Draft form MBT has expressed serious concerns with the model of insurance that is currently being proposed by the government. Our attention continues to be on seeking amendments to the Bills and advocating for a lengthy transition period to minimize the disruption to member businesses.

This year MBT launched a campaign, in partnership with other like-minded industry groups in support of a Tasmanian AFL Team and the construction of a new stadium at Macquarie Point on the Hobart waterfront.

We led a delegation to Canberra, which included leaders from the building and construction, and tourism business communities. Two weeks later the

announcement by the Prime Minister to commit \$245 million of federal funding to the Mac Point Stadium was announced.

We continue to lobby for the stadium and the AFL team and our work with the government to support the stadium project through the planning process.

It was great to see the Tasmanian government lead the way in their decision to not simply adopt the proposed 2022 NCC amendments in full. MBT lobbied hard for extensions to the implementation of regulations to tighten housing accessibility and energy efficiency.

It was pleasing to see the government adopt our position regarding energy efficiency changes. These changes are now on hold until



**Matthew Pollock**  
CEO

# Report

## From the President & CEO – 2022-23

the proper research is undertaken to examine the impacts of the regulation changes on building performance, particularly regarding condensation management and mould.

Training and workforce development also continued to be a focus from an advocacy perspective. Our partnership with the government to build a High Vis Army is in its second year, and we are well ahead of the targets set at the outset of the program. At the time we put forward an ambitious target to grow the construction workforce by 25 per cent by 2025. That equated to about 6,500 new workers attracted and trained over the four years. We're close to 4,000 workers into that target, with the construction workforce growing from around 20,000 to a little over 23,900 since the commencement of the High Vis program.

We also continued to lobby the government to ensure that the provision of training funding is being administered as efficiently as possible and is adequate to support targeted workforce growth.

You can read more on our advocacy activities starting from page 48.

## A Year of Firsts for Business Performance

Building on the financial success of the past few years, we are pleased to report that 2023 was a very strong year financially for the Association.

We saw investments in capacity and an expanded service offering really start to pay dividends, with records set across most business units.

Membership hit a record 645 thanks to a refocused strategy on membership growth and the success of new staff recruited in this area to support this target.

The GTO expanded to a touch under a hundred apprentices. Much of this growth was thanks to greater investments into providing GTO services to regional members, expanding into the allied trades and civil construction, and maintaining a completion rate of over 90%.

We are also pleased to report that we have seven female apprentices on sites. While we still have a way to go to attracting more women into trades, 2023 was our most successful year to date.

It was a record year for training, with more than 1,400 training places delivered across the state. This achievement was despite ongoing funding challenges that cut subsidies to priority training courses and to our school's training programs.

The 2023 Awards for Excellence is scheduled to be the biggest yet. It will be the first time we top 550 attendees. We have two new award categories and received a record number of award entries.

Most encouraging was the increased uptake of member services. As in recent years past, strong growth in training and the GTO led to this strong performance.

We also saw strong growth in revenue generated from MBT events, largely thanks to a renewed and very successful MBT awards program.

Our financial position was further strengthened by the sale of 116 Bathurst Street, with the proceeds of the sale used to fund the build of our new HQ and state-of-the-art training facility in Hobart. This sale has also added \$2.4 million to the Association's net equity position.

We now have the majority of members using eDocs, with the total number of accounts only slightly lagging total membership accounts. The system supported over 900 contracts in 2022-23.

With dedicated resources invested in our social media, we have seen a major increase in member engagement through these channels. In 2023 we recorded 22,000 page and profile visits through our Instagram and Facebook pages, with a combined reach of over 90,000 users. This is a marked increase on 2022 where our combined reach was around 53,000 users.

Our partnership with TasTAFE continues to grow. With the support of the High Vis Army Deed, we will be offering face-to-face courses in Advanced Diploma Building and Construction and Certificate III Waterproofing in 2023-24 once we move into the new facility at Lockheed Place.

## The First Year of Our 2026 Growth Strategy

2022-23 was the first year of the new business strategy. After a period of improvement, the new strategy is now focused on growth.

This strategy is underpinned by the construction of the new MBT HQ and training facility in Hobart, which once finished will add substantially to our capacity to deliver training and members services to our members.

The strategy includes plans to make similar investments in the north of the state in line with our commitment to provide equal access and support to members no matter where they do business.

In further support of this statewide strategy, our investments in new people have been largely focused on the north and north west regions.

In the past 12 months we have welcomed several new staff.

Erin Thomson has taken the role of Events Coordinator and has hit the ground running

with industry forums now held twice per year. Our regional meetings are now held off-site and focus on connecting our members with our supplier and service partners and sponsors.

Thanks to Erin's leadership the 2023 MBT Awards for Excellence is shaping up to be the biggest and best on record.

We welcomed two new staff to the North West, with Debra Angilley recently taking on the role of HR/IR Officer, and Jessie Fiddymont joining us as our new Member Engagement Officer.

Deb brings a wealth of experience in the HR/IR space and has substantially improved our service offerings to members in these areas.

Jessie has taken the lead in the outstanding membership growth we have achieved over the past 12 months. She has also led our approach to new sponsors and has managed to attract several new sponsors over the year.

Jessie has over a decade of experience working in the building and construction industry and has brought that experience, particularly in the areas of contract management and commercial construction into the team. She has supported several members with contract and general business questions since joining the team and builds our expertise in member advisory.

We also said farewell to Victoria Jackson. Victoria had been with the Master Builders team for 15 years, commencing in 2008 as a trainee. In that time, she performed several roles and moved up into management roles following the retirement of Ms Judy Partridge.

Victoria served the North West members with dedication. She was the face of MBT in the North West in recent years and had great relationships with the members.

We thank Victoria for all her years of service and wish her the very best in her future endeavours.



# Report

## From the President & CEO – 2022-23

Following the resignation of Mr Craig Edmunds and his appointment of President of Master Builders Australia, a by-election was held to fill the casual vacancy of the General Contractor Board member position.

We are pleased to report that after an extended break from the Board, Mr John De Jong was elected to the vacant Board position.

John brings a wealth of experience to the Board and boosts the representation of North West members on the Board.

Lastly, we'd like to acknowledge the outstanding achievements of Mr Craig Edmunds and Fairbrother.

Craig Edmunds was recently appointed to the position of National President of Master Builders Australia. This is the highest position

in the Master Builders movement and comes after Craig's representation of Master Builders Tasmania members on the National Board over the past seven years.

Craig is only the 6<sup>th</sup> Tasmanian to hold the coveted position of National President and the first since Mr Paul Ibbot held the position between 2006-2007.

Craig's appointment comes in the same year that Fairbrother celebrates their 50-year anniversary and this is a testament to the contribution that he and Fairbrother have made to the building and construction industry, in Tasmania and on a national stage.

Pages 36 and 37 provide a full view of the outstanding contributions made by Craig and Fairbrother to the Association and our amazing industry.

# Who We Are

**Master Builders' Association of Tasmania Inc. (Master Builders – MBT) is the State's peak building and construction industry body.**

Over 130 years, the movement has expanded to greater than 600 businesses. Master Builders' members represent all segments of the building and construction industry in Tasmania, including the largest commercial and civil construction firms, small and medium sized businesses, building industry service providers and regional and remote businesses.

The breadth of our membership is our strength, giving us the mandate to represent all sectors of the building and construction industry.

We are the leading industry voice to government and the Tasmanian community and lobby government to keep the construction industry a safe and sustainable place to work and do business.

We are the largest private provider of training services for the construction industry and invest heavily in the next generation of Tasmanian tradespeople through our industry leading pathways and apprenticeship programs.

Our members are the leaders of the building and construction industry in Tasmania.

We are part of a national network of Master Builders Associations with a membership of more than 33,000 businesses, and a national body representing our members interests to the Federal Government.

The building and construction industry is an extremely important part of, and contributor to, the Tasmanian economy and community.

We build the roads, schools and hospitals used by Tasmanian families, and deliver the buildings and infrastructure for business to provide products and services and jobs to the community. A strong building and construction industry is the foundation of a strong Tasmanian economy.

# Board Members



**Tony Streefland**  
President / Residential  
Builder Director



**John De Jong**  
General Contractor  
Sector Director  
Served May 2023 – June 2023



**Craig Edmunds**  
General Contractor  
Sector Director  
Served July 2022 – Nov 2022



**John Faulkner**  
Northern Region  
Director



**Lyndon Fenton**  
Residential Builder  
Sector Director



**David Gates**  
North West Region  
Director



**Andrew Kilpatrick**  
Northern Region  
Director



**Vonette Mead**  
North West Region  
Director



**Lucy Perry**  
Southern Region  
Director

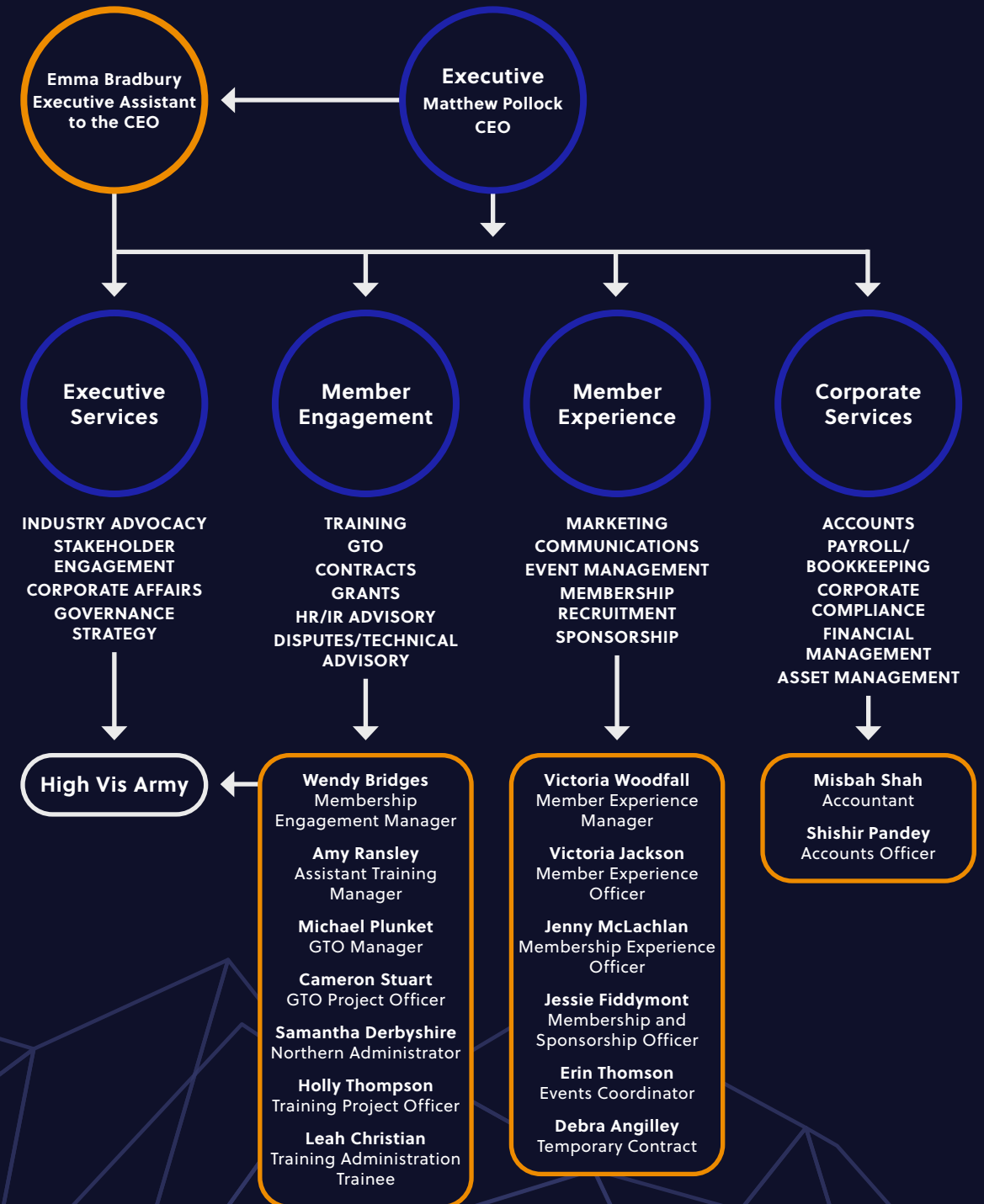


**Denis Reid**  
Southern Region  
Director



**Nicholas Silcox**  
General Contractor  
Sector Director

# Office Structure





# Our Year in Numbers



645

Members

30

Meetings

201

Alerts sent

17

Events



\$329,330

Earned media



65

High Vis Army:  
New apprentices

800+

School engagement:  
Students

59

High schools



69.9k

Website visits since June 2022

1,407

Training places per year



17

Staff

15

Trainers

96

Apprentices



644

eDocs:

Accounts

967

Contracts executed



1,648

New followers on social media



18 – 21M

Social media reach

55%

Men

45%

Women



# Industry Snapshot



Businesses in the industry

**7,427**  
construction businesses

**98.4%**  
are small businesses



Value of work

**\$4.25b**  
construction output



Industry workforce

**23,942**  
people employed in construction

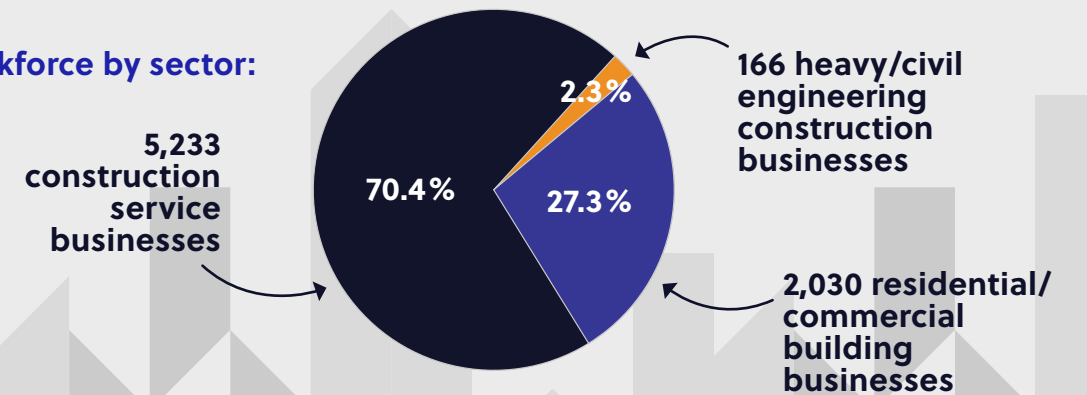
**8.2%**  
of Tasmanian jobs are in construction

**3,298**  
apprentices in training

**2,789**  
women working in the industry

**11.6%**  
of the workforce are women

Workforce by sector:



**\$14.29b**  
forecast volume of construction work over the next 4 years



**9,950**  
additional number of construction workers required



**\$2.93b**  
projected amount of non-residential building activity



**\$7.71b**  
forecast value of infrastructure work for next 4 years



# Strategic Plan

2023 – 2026

2022-23 was the first year of the new business strategy. After a period of improvement, the new strategy is now focused on growth.

This strategy is underpinned by the construction of the new MBT HQ and training facility in Hobart, which once finished will add substantially to our capacity to deliver training and members services to our members.

The strategy includes plans to make similar investments in the north of the state in line with our commitment to provide equal access and support to members no matter where they do business.

In further support of this statewide strategy, our investments in new people have been largely focused on the north and north west regions.

Our strategic goals set out what we plan to achieve under the new strategy. This is what success looks like over the next 3 years.

They are to:

- Lead the workforce development and diversity in our industry
- Maximise the benefits of our partnership with the Tasmanian government under the High Vis Army program.
- Build a new HQ and training facility in Hobart and seek further opportunities to invest in new capacity in regional areas.
- Invest in the next generation of Tasmanian tradespeople through the MBT GTO.
- Offer a truly statewide service to our members.
- Expand our training programs so members have access to the highest quality training services.
- Be agile and stay relevant to the next generation of industry leaders.

Our strategic pillars present a plan of how we will succeed. For 2023-2026 they are listed on the following page:



## 1. Revenue

Sustainable & growing sources of revenue to support the Association for the long run

### Key goals:

- Expand revenue generating services and product offerings
- Diversified revenue streams
- Growth in our membership base
- Build capacity through High Vis Army program
- Invest in the Home Warranty Scheme
- Expand the Training Department
- Grow the GTO business units
- Operating revenue that exceeds operating expenses



## 2. Advocacy & Reputation

Be the go-to voice for our industry for government & media. Make a positive impact through our advocacy

### Key goals:

- Maintain the Master Builders brand as a mark of quality in the construction industry
- To be the go-to for media and government
- To influence policy to benefit the industry
- Support a strong building industry for a strong economy
- Have well-functioning committees that are the sounding board for policy development



## 3. Customer

Exceptional customer service, products & services that make a positive difference to the businesses that we serve

### Key goals:

- To offer products and services that help our members to succeed in business
- Grow our membership and maintain a high member retention rate
- GTO apprentices in the allied trades and more in regional areas
- An expanded agreement with TasTAFE to deliver all post certificate III accredited construction industry training



## 4. People

We are the reliable industry experts, agile and supportive of each other & the customers we serve

### Key goals:

- To be trusted as reliable experts by our customers
- Customer service focussed culture
- Be a place that people want to come to work
- Attract and retain good talent
- Invest in training and the wellbeing of our people
- Hold our members to high standards



# Membership

## Our Member Base

Master Builders Tasmania is committed to maintaining high standards in our member base and our numbers are steadily growing, supported by the new Membership/Sponsorship role.

The total number of financially active members as recorded at June 2023 was 645.

A total of 55 new members joined the association, with 16 resignations over the year.

## Member Milestones

### 10 Years

Pea Cee Cee Pty Ltd  
Stephen White Carpenter & Joiner  
Duff Contracting  
Haugland Constructions Pty Ltd  
Dovetail Timbers Pty Ltd  
John Barnes  
Azzanese Constructions Pty Ltd  
Bertro Holdings  
Charlie Horne Building  
MSCD Construction & Development Pty Ltd  
Lee Builders (Tas) Pty Ltd  
Lars Moennig – Continental Joiner  
Michael Bruce  
2am Construction & Plastering  
Building and Maintenance Services  
Heazlewood Homes  
Joshua Solutions Pty Ltd

### 15 Years

Hansen Yuncken Pty Ltd  
Marcus Winter  
GPJ Consulting  
Vernham Building Pty Ltd  
In2construction Services Pty Ltd  
Spencer Jones Fine Homes  
Kivi Building and Maintenance  
CDC Development (Tas) Pty Ltd  
Andrew Bryant

### 20 Years

Damien Berlese Pty Ltd  
joinerydotcom Pty Ltd  
Clark Windows Pty Ltd  
Premium Constructions (Tas) Pty Ltd  
JE Rogers Building Contractors  
Island Quality Homes & Construction (Tas) Pty Ltd  
3 In One Building Assessment  
GR McCabe Carpentry & Joinery  
RJ Oakes & Associates – Building Consultants  
KCB Developments Pty Ltd  
Hobart Glass & Aluminium

### 25 Years

V & J Bannon  
Badcock Constructions & Joinery  
Kruse Building & Joinery  
AW & LM Langley  
Tony Braid Building Pty Ltd  
Bennett Constructions Pty Ltd  
M Elliott Builder  
Mead Con  
ML & KM Alderson

### 30 Years

Shane Pybus Builder  
CL Bramich  
Ling & Jerzyk Builders Pty Ltd  
King Island Constructions Pty Ltd  
Fahey Builders  
M R Nichols Builders Pty Ltd  
David Gates Design Unlimited Pty Ltd  
Wilkins Construction Pty Ltd  
Stephen Little Constructions  
Gary Wells Building  
R.D. Overton Plasterers  
NT & JE Browning  
Michael Dobson Building Pty Ltd  
Macquarie Builders Pty Ltd  
Tim Holmes Builder  
Patriarca Constructions  
M & A Fuglsang Builders  
Prestro Pty Ltd  
Nigel Jones

### 40 Years

James Hardie Building Products





# Member Experience

## Events

### The 2022 MBT Awards was a year of innovative changes.

High Commendations were reintroduced this year, and awarded to those projects that would have taken out first place in any other year.

A MBT 2022 Awards Magazine was published this year. A high-quality coffee table book to display in offices that gave sponsors a chance to congratulate their customers and winners a way to share their successes with potential clients.

An MOU offering scholarships to women to take their career to the next level was signed between MBT and the NAWIC Tasmanian Chapter, and two scholarships to study Certificate IV in Building & Construction were awarded to Jade Carluccio and Jodie Freeman.

Social Media played an essential part in recognising and celebrating the Finalists, High Commendations and Winners, and all entries received MBT 'badges' to include in their own branding, websites and social media, recognising their achievements.

Sponsorship and support from the local community was very high. Twenty-five sponsor organisations attended and celebrated the night with members. The People's Choice competition was another success in further

advertising to the public the incredible projects completed by Master Builders members.

For a year still grappling with COVID-19 issues, the 2022 Awards were a resounding success.

Regional General Meeting attendance was up this year, due in part to the hard work done by staff to diversify the structure and incorporate many more site tours and engagement opportunities. This has attracted more attendees and resulted in better engagement with more of our members and Trade Supplier members.

Some notable meetings were held at:

- Cement Australia (statewide tour)
- Cusp Factory tour
- Island Block & Paving factory tour
- Laminex factory tour
- Glass Supplies factory tour
- Haefele Design Centre tour

Member Forums were again a resounding success, allowing members to gain valuable CPD points while being exposed to new technologies and innovative products and systems. Members were able to gain a better understanding of important issues in the building & construction industry such as NCC updates, Condensation issues and what support systems are available to them to on a day to day basis.



## 2022 Awards for Excellence

**118** Projects entered  
**40** Categories  
**500** People attended

**High commendations**  
Reintroduced

**Princes Wharf No. 1**  
Awards venue

# Products & Services

## Training

The Master Builders Tasmania training department facilitates an average of 60 events each month across the state. This results in us welcoming over 100 members and/or their employees to our offices each week.

Enrolments for Certificate IV in Building & Construction remain high this year. We currently have over 120 students across the state and Master Builders Tasmania remains the only provider of face-to-face training in Tasmania.

Face-to-face training sessions remain the most popular form of delivery, with sessions focused on assisting our members meet their legislative requirements. This financial year we have delivered 115 courses with 1407 participants attending.

The most popular of these was Provide First Aid with 41 sessions held and 442 participants.

16 Controlling Condensation sessions were held with 252 participants and Waterproofing had 24 sessions with 321 participants.

We have retained a strong online presence, hosting 16 sessions with 238 participants.

This year has again witnessed the increasing demand of “workplace training” which enables members to have their entire workforce trained at the same time, with sessions tailored to suit their immediate needs. 15 of these events were conducted for 130 participants.

We also held training sessions for our remote area members on both King and Flinders Islands and our annual Smithton forum.

The Master Builders training department wish to acknowledge and sincerely thank our team of trainers who enable us to uphold our belief industry should train industry.

## Master Builders Insurance Brokers

Master Builders Insurance Brokers (MBIB) continues to exceed expectations and performed well again in the 2023 financial year with strong growth during this time despite the challenges facing the construction industry and the difficult insurance market conditions.

New members continue to utilise MBIB services and MBIB has a consistently high retention rate of existing members. There has been an increase in additional insurance coverage being obtained by members who are seeking to better protect their business by also obtaining cover for Management Liability, Cyber Insurance and Professional Indemnity Insurance.

MBIB said farewell to Kate Bramich who left the insurance division in July 2023 but remains within the Association as a GTO officer, helping apprentices and host employers. Jo Shegog will commence with MBIB in September 2023. In the meantime, Glen Johnson remains with MBIB and continues to service members to ensure all their insurance needs are met.

Master Builders Insurance Brokers (MBIB) is a specialised ‘go to’ Construction Insurance Broker and is owned by seven of the Master Builder Associations around Australia. Unlike other insurance brokers, *all* profits are put back into the building and construction industry – *your* industry – ensuring a better future for all of us.

## Group Training Organisation (GTO)

Master Builders Tasmania Group Training Organisation (GTO) continues to provide a tailored service to MBT members to support new entrants into our industry. We remain devoted to maintaining the highest standards for our GTO participants and strive for market leading results in apprentice completions through our program. This year we have stood by these commitments with a completion rate of over 90%.

The MBT GTO team would like to thank the 53 members that are currently hosting our apprentices and supporting their learning on a daily basis.

During this financial year we have had 5 successful completions:

- Ewen Troughton
- Joey Kling
- Lachie Cocker
- James Fiddian
- Rebecca Vandenburg

This financial year we have seen 61 new apprentice commencements across 5 trades, carpentry, bricklaying, painting, plumbing and joinery.

The total number of apprentices employed through the MBT GTO program as of the 30th June 2023 is 96 across 6 trades.

There are 27 in the North, 33 in the Northwest, 32 in the South, 3 on the East Coast and 1 on Flinders Island.



# Products & Services

## Contracts

eDocs, Master Builders Tasmania's electronic document system is available for all members. The contracts available for purchase include Domestic Builder (DB4) and Cost Plus (CP) for residential builds. Proprietor Builder (PB3) is available for commercial builds and a Sub Contractor Agreement was added this year also. All supporting documentation is available. These templates and supporting materials are industry leading and updated on a regular basis to comply with changes to Acts and legislation.

MBT eDocs currently has 714 account users and during this financial year 899 residential contracts and 51 commercial contracts were purchased.

Training sessions are also offered on the content and use of all MBT eDocs contract templates.

## Industry Information

As the peak industry association for the building and construction industry, a key role for us is to ensure we inform our members and stakeholders of trends and developments in our industry. To do this, our social media channels are updated daily and the MBT Digital Newsletter is released fortnightly. We also produce bi-annual industry forecasts which provide an outlook for construction activity for the next five years. We pride ourselves on being leaders in the provision of information relevant to our member business and industry.

## OH&S

Our industry experts offer specialist advice across a complete range of occupational health and safety obligations. We provide customised services and products including consultation sessions, inspections, SWMS training, templates, and development of fully encompassed safety management plans/ systems for businesses of all sizes.

## Workplace Relations

Master Builders members are backed by a national network of some of the best industrial relations experts in the country. We can help with employee relations, industrial advocacy, policies and procedures, enterprise bargaining agreements, redundancy, award advice and provisions, and many other areas relating to the management of your businesses' human resources.

## Technical

Our technical services draw on the experience of the MBT team, network of builders and national MBA network. This covers all aspects of housing and commercial construction, the Building Act and other relations codes and practices. We can offer guidance on building standards and codes, strategic planning and approval processes.

# Thank You

## To All of Our Sponsors, Supporters & Partners

Master Builders Tasmania would like to thank all of these organisations and individuals for their generosity and support over the past twelve months.



# MBT Awards for Excellence

2022

Over \$1 billion worth of commercial, residential building and civil construction, built in Tasmania over the last eighteen months by Master Builders Tasmania members, were presented for judging for the annual MBT Awards for Excellence.

Congratulations to all of our winners and also to the seven state winning projects that went on to win at a national level:

## Special

### Best Use of Australian Made Products – Residential

Valley Workshop – Port Sorell

### Best Use of Australian Made Products – Commercial

Fairbrother Construction – UTAS Cradle Coast Campus

### Energy Efficiency – Residential

JA Building and Construction Pty Ltd – Jinglers Drive

### Energy Efficiency – Commercial

Fairbrother Construction – UTAS Cradle Coast Campus

### Education Facility

Fairbrother Construction – UTAS Cradle Coast Campus

### Health Facility

Fairbrother Construction – LGH PIU

### Entertainment and Recreation Facility

Fairbrother Construction – Scottsdale Pool

### Heritage Listed or Period Building Restoration / Renovation – Residential

Mick King Contracting – Hiller Street

### Heritage Listed or Period Building Restoration / Renovation – Commercial

Stubbs Construction Pty Ltd – Triabunna Barracks Bed & Breakfast

### Civil Construction

Oliver Kelly Group – Henderson Dam

### Soil & Water Management

Dillon Builders – Spring Bay Mill Redevelopment Project

### Specialist Contractor of The Year

Fairbrother Joinery – UTAS Cradle Coast Campus

### Work Health and Safety – Residential

Scott Flett Architecture Workshop – Roof Safety Initiative

### Work Health and Safety – Commercial

Vos Construction & Joinery – My State Bank Arena

## Residential

### Display Home

Wilson Homes – Howrah Display Home

### Dwelling Construction – Under \$200,000

Jamieson Edwards Builders – Project Cambridge

### Dwelling Construction – \$200,000 to \$350,000

Eiszele Construction – Strickland House

### Dwelling Construction – \$350,000 to \$500,000

Faulkner Building – Leading Light Shack

### Dwelling Construction – \$500,000 to \$750,000

Mead Con – River Road Residence

### Dwelling Construction – \$750,000 to \$1 Million

3D Construction and Developments – Newstead Crescent

### Dwelling Construction – \$1 Million to \$2 Million

Delaney & Co and Clever Design – Caladium Place

### Dwelling Construction – Over \$2 Million

Scott Flett Architecture Workshop (SFAW) – Wattle Bird House

### Medium Density Construction – 2 to 5 Dwellings

Hutchinson Builders – Church Street Townhouses

### Medium Density Construction – Over 5 Dwellings

Oliver Kelly Group – Mary's Hope Road

### Renovation / Addition – Under \$200,000

Mead Con – South Road Extension

### Renovation / Addition – \$200,000 to \$400,000

Burleigh and Dean Constructions Pty Ltd – High Street Residence

### Renovation / Addition – \$400,000 to \$650,000

Aspect Building Solutions – Mt Rumney Renovation

## Commercial

### New Construction – Under \$1 Million

Beardwood – Croagh Patrick Change Rooms

### New Construction – \$1 Million to \$2 Million

Mead Con – Spreyton Primary Kindergarten

### New Construction – \$2 Million to \$5 Million

Dillon Builders – Spring Bay Mill – New Accommodation Ridge Shacks & Glamping Field

### New Construction – \$5 Million to \$10 Million

Vos Construction & Joinery – Longford Police Station

### New Construction – \$10 Million to \$20 Million

Fairbrother Construction – Ulverstone Cultural Precinct

### New Construction – \$20 Million to \$50 Million

Fairbrother Construction – UTAS Cradle Coast Campus

### New Construction – Over \$50 Million

Vos Construction & Joinery – Parliament Square

### Renovation / Fit-Out – Under \$1 Million

Vos Construction & Joinery – Lexus Showroom

### Renovation / Fit-Out – \$1 Million to \$5 Million

Dillon Builders – Spring Bay Mill – Event Spaces: Banksia Room, Tin Shed and Amphitheatre

### Renovation / Fit-Out – \$5 Million to \$10 Million

Mead Con – Devonport High School Redevelopment

### Renovation / Fit-Out – Over \$10 Million

Vos Construction & Joinery – Parliament Square

## Major

### Hands-On Apprentice of the Year

Mitchell Suleau, Stubbs Construction

### Apprentice of the Year

Zac Smith, Vos Construction & Joinery

### Unique Achievement in Construction

Vos Construction & Joinery – My State Bank Arena

### Young Builder of the Year

Brad Goodwin, CBC Custom Building

### Residential Builder of the Year

Mead Con

### Commercial Builder of the Year

Fairbrother Construction



# 2022 National Award Winners

We congratulate the following 2022 State Winners, who went on to win their category at a National level.



## National Apprentice of the Year

**Zac Smith**  
**Vos Construction & Joinery**

Zac shows a maturity way beyond his years, which has seen him mature and adapt to the challenges presented to him. His can-do attitude, team driven approach and daily smile are the reasons he has been very successful with his peers and within the company.

Zac has been lucky enough to have experienced domestic unit construction, right through to commercial projects which have included some really interesting and challenging structures. Zac takes on challenging sections of work with enthusiasm and self-belief and rises to the task. This was demonstrated when the Vos management team asked him to step up and manage a project which the client was so impressed with, they commended Zac's work and their delight with the finished product, which went on to win a Master Builders Excellence Award for a Renovation / Fit-Out project under \$1 million in 2021.

The judges thought Zac a great communicator with excellent leadership skills who loves being put out of his comfort zone and could be relied upon to rise to the challenge on each project. At 23 years old, Zac has all the credentials to be a really good Master Builder and is an absolute asset to Vos Constructions.



## National President's Award

**Vos Construction & Joinery**  
**My State Bank Arena**

**Designed by:** Philp Lighton Architects  
**Photos by:** Rob Burnett

The My State Bank Arena project is one of the highest profile projects undertaken in Tasmania in recent years. Encompassing civil, renovation, new build and fit-out, it does not fit easily into any one category. It is therefore appropriate to single it out for recognition as a unique achievement in construction. Most notably, it is a complex project delivered in a very short time frame, under trying circumstances, and with a fixed completion deadline that would enable the Jack Jumpers to open their inaugural season in the NBL in their new Ants Nest home. It is a significant accomplishment by Vos Construction & Joinery to achieve this.







## Best Use of Australian Made Products Commercial

**Fairbrother Construction**  
**UTAS Cradle Coast Campus**

**Designed by:** John Wardle Architects  
**Photos by:** Adam Gibson

Australian timber plays a huge part in this impressive project. Substantial Victorian Ash framing members support the concrete upper floor and the glazed façade, while Spotted Gum is used in expansive timber screens that shade the western façade. Internal finishes include extensive Tasmanian Oak batten wall linings and Victorian Ash acoustic ceiling panels. The extent and quality of these materials and the workmanship obvious in their fabrication and installation make this a great showcase of Australian timber in construction.



## Best Use of Australian Made Products Residential

**Valley Workshop**

**Port Sorell**

**Designed by:** Valley Workshop  
**Photos by:** Massimo Combi

The Port Sorell project by Valley Workshop is another example of their architect designed "flat packed" building system. In this and all their projects they have utilized plywood manufactured from plantation Tasmanian hardwood to construct structurally insulated panels (SIPS) for the floors, walls and roof. The advantages of this being improved sustainability, faster construction times, improved worker safety and cost efficiency. The Port Sorell house is modest, but it serves as an important example of an Australian made product being used extensively effectively and creatively.







WoodSolutions National  
Sustainability  
In a Commercial Building

**Fairbrother Construction**  
**UTAS Cradle Coast Campus**

**Designed by:** John Wardle Architects  
**Photos by:** Adam Gibson

Via a two-pronged, carbon-focused approach Fairbrother has delivered an excellent example of building sustainability. Carbon capture is achieved in particular by the extensive use of timber. Carbon emission reduction is achieved by incorporating the existing Domestic Arts Building into the project, by the use of local materials, by minimizing air leakage and solar gain, and by maximizing thermal insulation and natural daylighting. The scale, extent and quality of the measures adopted make this a benchmark project for building sustainability.





Toyota National Civil /  
Infrastructure  
Under \$25 Million

**Oliver Kelly Group  
Henderson Dam**

**Designed by:** TasWater  
**Photos by:** Oliver Kelly Group

The finished quality of the civil and concrete work on this project is second to none. It is a bit of a shame that virtually no one is going to see it! Built on a remote site on an offshore island, this project was as much about logistics as it was about civil construction but both logistics and construction management were comprehensively addressed. Design changes, delays to approvals due to COVID-19 impacts, and poor weather were all accommodated. The finished project is a credit to the Oliver Kelly Group team.



National Renovations /  
Extensions

Under \$200,000

**Mead Con  
South Road Extension**

**Designed by:** Alan Lawler  
**Photos by:** Simon Sturzaker

The South Road extension is a subtle addition that builds upon the crafted tradition inherent in the existing house. Mead Con have carefully extended the existing home, precisely matching irregular floor levels and roof lines. Features of the project include the hand pitched roof with exposed rafters internally and rafter tails externally and the traditional bull nosed weatherboard cladding tied in to match that existing. The project is a showcase of the carpentry skills of the Mead Con team and a contemporary homage to the craftsmanship of the period residence.





# National President of MBA

Craig Edmunds

**In November 2023, Mr. Craig Edmunds was appointed as the National President of Master Builders Australia, marking a rare achievement in a distinguished career in construction, spanning over 34 years.**

Craig is only the 6<sup>th</sup> Tasmanian in the 133-year history of the Master Builders National movement to be appointed to the role of National President.

Beginning his journey as an apprentice in carpentry and joinery, Craig's dedication and work ethic were instilled during his time working alongside his father, a self-employed residential builder. Craig's commitment to the industry was recognized when he earned the prestigious Tasmanian Apprentice of the Year Award from Master Builders Tasmania.

Following seven years on the tools, Craig joined Fairbrother, a pivotal decision that set the course for his professional growth.

Guided by Royce Fairbrother's mentorship, Craig transitioned from a Contracts Administrator to an Estimator/Project Manager. Notably, in 1991, he was promoted to Northern Division Manager, leading the establishment of a Fairbrother presence in Launceston. As Craig's leadership developed so did his progression in the company, ultimately becoming the CEO and Managing Director in 2003. A testament to his legacy, Craig's appointment as Chairman in July 2021 after 18 years as CEO reflected his enduring influence.

Beyond corporate achievements, Craig's dedication to industry betterment was exemplified by his service on the Master Builders Tasmania Board. Craig joined the Board in 2010 and served as the State President from 2014-2016. In 2015, he was appointed as

the Tasmanian representative on the Master Builders Australia National Board.

Craig is also a graduate of the Australian Institute of Company Directors and the Chairman of Degree C, a Tasmanian multi-disciplined building services company, and a former Deputy Chairperson of the Tasmanian Building and Construction Industry Training Board.

Master Builders Tasmania congratulates Craig on his remarkable journey. His rise to the position of National President is a testament to his extensive experience and forward-looking vision for the industry's growth.



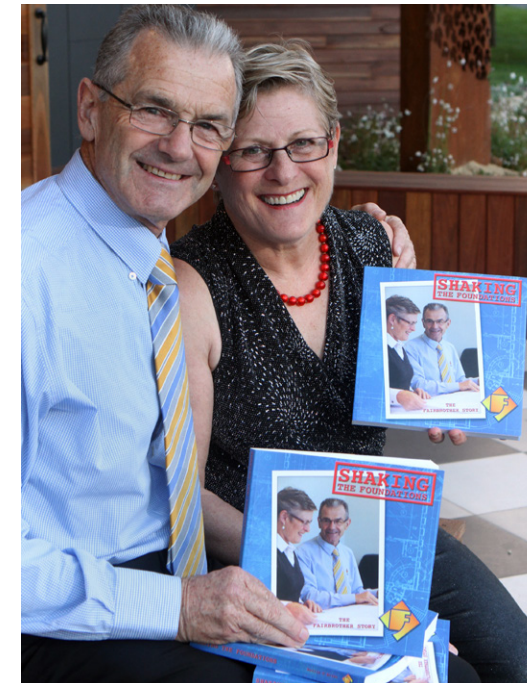
**Craig Edmunds**  
National President of MBA

# Fairbrother

50 Year Celebration

**On July 1<sup>st</sup>, 2022, Fairbrother celebrated its 50<sup>th</sup> anniversary in the building and construction industry.**

Founded by Royce and Thea Fairbrother in 1972, the company has grown to become a leader in the field. With offices in Tasmania and Victoria, Fairbrother is renowned for its award-winning construction projects spanning commercial, industrial, and joinery sectors. Notably, their portfolio includes the Museum of Old and New Art (MONA), the Saffire Resort and the UTAS Cradle Coast Campus.



**Royce and Thea Fairbrother**  
Fairbrother founders

Fairbrother has been a dedicated member of Master Builders Tasmania since 1974. Serving on the Board and holding the Presidency from 1991 to 1993, Royce Fairbrother's valuable insights greatly benefited the organization, leaving behind a legacy of impactful leadership.

Over the course of five decades, Fairbrother has consistently been recognized as a symbol of excellence in the Australian Construction Industry. Starting with only 5 employees in their initial office in Devonport, Tasmania, the company has expanded significantly. It now operates across six locations in Tasmania and Victoria, employing a workforce of over 350 individuals.

Fairbrother's commitment to diversity and inclusion is evident in their endeavours to recruit and support more women in industry careers. The company also upholds a tradition of offering career pathways for young individuals and providing comprehensive training for their apprentices, resulting in an award-winning program with completion rates of around 98% or higher. This dedication to training is reflected in some of their most senior staff members, who embarked on their journeys as Fairbrother apprentices.

Fairbrother offers an inclusive culture that empowers personal potential, industry-leading wages, and advancement opportunities, underscoring their commitment to professional development. Moreover, Fairbrother has been a dedicated member of Master Builders for 49 years, with their Chair Craig Edmunds serving on the Master Builders Tasmania board for 12 years and now assuming the role of President of Master Builders Australia. This remarkable journey underscores Fairbrother's integral role in the industry and their dedication to both excellence and leadership.

Master Builders Tasmania extends heartfelt congratulations to Fairbrother for reaching this incredible 50-year milestone, a testament to their enduring impact on the construction landscape.



# Policy & Advocacy

## Policy Priorities Summary

Master Builders supports the Government's efforts to ensure the building and construction industry is a key driver of Tasmania's economic prosperity. The High Vis Army initiative in particular is contributing to a growing, better-skilled workforce. Master Builders, in partnership with the Government through the High Vis Army program, has made an unprecedented investment to grow our

workforce by 25 per cent and deliver on the ambitious pipeline of both public and private building and construction projects.

The following list of policy priorities is targeted at ensuring the High Vis Army policy is successful and ultimately supports our aim to lay the economic foundation to build a more resilient Tasmania.



### **PRIORITY 1: Building Capacity and a Resilient Workforce**

1. Expand the Master Builders Construction Safe Training program.
2. Set aside 20% of contested Skills Funding for the construction industry.
3. Provide greater support for Group Training Organisations through the Construction Training Fund.
4. A dedicated construction industry EAP service.

### **PRIORITY 2: Building Affordable Housing for the Long Term**

1. Aspire to the highest homeownership rate in Australia.
2. Fund a detailed review of Housing Supply in Tasmania.
3. Through the Affordable Housing Action Plan, manage social housing construction around peaks in private construction activity.
4. Boost land supply and unlock privately held land zoned for residential development.
5. Expansion of the \$10 Million Headworks Holiday to \$10 million per year each year over the forward estimates.
6. No increase to NatHERS star ratings.
7. Greater funding to upgrade utilities infrastructure.
8. Establish a digital development fund, similar to those which exist in other states of a \$1 for \$1 contribution to roll-out fibre optics and other digital infrastructure.
9. State government incentive payments tied to local government performance with respect to delivering housing affordability policy.
10. Local government reform which seriously considers the long-term viability of maintaining 29 councils.

### **PRIORITY 3: Backing Business to Create More Jobs**

1. Continued financial support for businesses to employ apprentices.

2. Place a greater emphasis on tackling administered prices that impact the cost of doing business.
3. All documents and literature relating to regulations, codes and standards, to be made fully accessible online and free of charge for all.

#### **With respect to taxation:**

- Extend the payroll tax exemption for apprentices for four years. Through the Affordable Housing Action Plan, manage social housing construction around peaks in private construction activity.
- Reform payroll tax to ensure Tasmania is the most competitive jurisdiction in Australia.

#### **Payroll Tax Reform options may include:**

- Consider indexing the payroll tax threshold for small businesses to the WPI.
- Make the small business payroll tax threshold consistent with the ABS definition of a small business and average individual earnings.
- Removing the higher payroll tax rate for large businesses.
- Bringing the growth in conveyance duties and land taxes in line with broader growth in total State taxation.

### **PRIORITY 4: Keeping Tasmanians Safe**

1. Ensure that regulatory changes through the NCC and Building Act are implemented in a way which gives industry adequate time to adapt and understand.
2. Dedicated resources for strengthening compliance and enforcement.
3. Strengthen consumer protections by reintroducing a Home Builders Warranty scheme.
4. Funding for businesses to assist in the development and implementation of safety management systems.
5. Funding to help educate builders and other practitioners about proposed regulation changes.



# Priority 1: Building Capacity and a Resilient Workforce

Capacity constraints are holding back the construction industry from making even greater contributions to the economic recovery.

Master Builders firmly supports the government's target to boost employment in the construction industry by 25 per cent and boost apprenticeship numbers in the construction industry by 40 per cent.

Investment through the Building the Workforce to Build Tasmania – High Vis Army will help meet these targets.

However, we must do more to reach out to young Tasmanians and encourage them to consider a career in building and construction.

Over the past 17 years, Master Builders has rolled out a successful Pathway Program across more than 50 schools each year. This program was supported by funding from the Tasmanian Building and Construction Industry Training Board (Keystone).

There is a clear, demonstrable link between the Pathway Program and the number of young people from those schools expressing an interest in working in our industry.

We also need to address the unacceptable rates of mental ill health and suicide in our industry.

## Stadium would 'skill up' Tassie

BY BENJAMIN SEEDER

CONSTRUCTION of the Hobart stadium would employ hundreds of apprentices and act as a 'skills incubator' for young Tasmanians in the construction sector, Matthew Pollock, chief executive officer of lobby group Master Builders Tasmania, said on Friday.

Mr Pollock, who threw his support behind the stadium proposal earlier this month, said it would generate over 8000 jobs during the construction phase, including as many as 800 apprentices or trainees that could benefit immensely from working on such a major project.

"How good would it be for those young people to be able to work on a world-class project – something that typically they'd need to go to Sydney or Melbourne to be able to work on – in their own backyard?" Mr Pollock said.

The stadium project would require skilled bricklayers, carpenters, and electricians, and the apprentices would have the opportunity to learn the best techniques from experienced tradesmen, Mr Pollock said.

"These types of major projects are also skills incubators... it will set up the construction workforce for the next decade, so we have greater capacity to deliver the additional \$26 billion in infrastructure in the con-



Matthew Pollock

struction pipeline," he said. Mr Pollock said he was disappointed that the stadium project's opponents had "failed to see the huge upside for the industry and the economy."

"The fact is, the boost this project would give to the industry and the economy more broadly would be a game-changer for the state," Mr Pollock said.

"We know these types of projects create significant jobs both indirectly and directly. Every dollar that's spent on the stadium will create three dollars worth of economic activity across the economy."

The Labor opposition have slammed the proposal, and the recently released cost-benefit analysis of the project by consultants Mott MacDonald estimated that its costs would outweigh its benefits by \$305 million in present values.



First-year plumbing apprentice Halle Whitehead, first-year apprentice chef Lochlann Salvesen and first-year apprentice carpenter Lloyd Jackson at the proposed stadium site at Macquarie Point on Hobart's waterfront. Picture: Nikki Davis-Jones

## Build for jobs future

Fears workers 'will go elsewhere' without stadium project

By Sue Bailey

The tourism and construction industries have warned that collectively employ about 60,000 Tasmanians. "We need to look beyond just the short-term political debates and think about the long-term future of the state," he said. "To me it's a choice between a stadium that will throw enormous energy, enormous confidence, enormous excitement for the next decade or this site will continue to look like it does now – a giant

of Tasmania CEO Luke Martin said the stadium would "bullet proof" two sectors that collectively employ about 60,000 Tasmanians. "We need to look beyond just the short-term political debates and think about the long-term future of the state," he said. "To me it's a choice between a stadium that will throw enormous energy, enormous confidence, enormous excitement for the next decade or this site will continue to look like it does now – a giant

"Imagine the transformation right around Tasmania when in the middle of July Tasmania's own AFL team takes on the likes of Collingwood or Richmond right in the middle of Hobart, or when Bruce Springsteen belts out his hits at a Mac Point stadium. "By creating strong demand in our vital tourism and hospitality sector all year around, the opportunities for Tasmanians to have a lifelong career in our industry are almost endless."

pecially for women, would be brilliant. Over the last 10 years you hardly had junior women's football and now you've got heaps," she said. The 16-year-old is out with injury but plays for Clarence in the seniors and last year debuted with the Devils. Asked what she would say to Prime Minister Anthony Albanese about the stadium, she replied: "Just do it."

Apprentice chef Lochlann Salvesen, 21, said the stadium would be great and would be a

## High-vis army building for a brighter future

New training facility will boost skills and create more jobs for Tasmanians, writes Matthew Pollock

I sit with the Premier every Friday and we talk about the future of Tasmania. One of the things we talk about is the need for a high-vis army. We need more people in our industry, and we need to make sure we have the skills to do the job. The Macquarie Point stadium and the associated urban renewal projects are so important. It will create a really bright future for our industry and it will give young Tasmanians a really great reason to stay in Tasmania...

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Master Builders Tasmania president Tony Streetford, Tasmanian Business Council CEO and Master Builders Tasmania CEO Matthew Pollock, and Master Builders Tasmania CEO Matthew Pollock are seen at the Macquarie Point stadium site.

of our workforce will, indicate the building sector will be a major employer in Tasmania. It's a really bright future for our industry and it will give young Tasmanians a really great reason to stay in Tasmania...



Master Builders Tasmania president Tony Streetford, Tasmanian Business Council CEO and Master Builders Tasmania CEO Matthew Pollock, and Master Builders Tasmania CEO Matthew Pollock are seen at the Macquarie Point stadium site.

# Sector needs 1500 new workers a year



Master Builders Tasmania chief executive Matthew Pollock says the industry will need a workforce of 40,000 in a decade. Picture: Chris Kidd

**ALEX TREACY** 3100 dwellings that need to be built each year to cater for TASMANIA'S building and construction sector needs to recruit 1500 new employees to its workforce each year over the next decade to service the state's \$28bn development pipeline. Releasing Master Builders

3100 dwellings that need to be built each year to cater for TASMANIA'S building and construction sector needs to recruit 1500 new employees to its workforce each year over the next decade to service the state's \$28bn development pipeline. Releasing Master Builders

omy over the next decade. "We're committed to working in partnership with the Tasmanian government, through our High Vis Army initiative, to recruit and train the workforce we need to build Tasmania's future," he said. The High Vis Army, a 2021

## Women called to wear the hi-vis

BY BENJAMIN SEEDER

TASMANIA is leading the way in encouraging young women to begin careers in trades, with the latest data released this week showing that females made up about 9 per cent of new enrolments in the construction sector's apprenticeship system last year.

Master Builders Tasmania chief executive Matthew Pollock said the figure was a new high for Tasmania and compared with the national average of just 7.1 per cent.

"It shows that there's still more to do, obviously, and of course, we will be working hard to increase that number," he said.

Attracting more apprentices to the building and construction industry and keeping them was vital if the state wanted to reach its ambitious goals in building homes and infrastructure, he said.

Among those stepping up



TRADING UP: Apprentice Rebecca Vanderburg is one of the new cadre of female trades. Picture: Phillip Biggs

to this challenge was Rebecca Vanderburg, a fourth-year carpenter and joiner apprentice, who originally didn't see the trades as a viable career option.

"Everyone was saying go to university, that's what they were pushing you at school to do. And doing a trade

especially for a woman - was not even a thought. Like they made it feel like it was a downgrade," she said.

"So that was sort of a big leap for me to go into a trade without any support from my family or friends or anything like that - it was kind of me just taking a leap of faith and having a go."

She found out about apprenticeships after moving from Canberra to Tasmania.

"I was doing a couple of jobs and one of the blokes that worked there said 'you should really look into this', and that's what pushed me."

# Priority 2: Building Affordable Housing for the Long Term

An adequate housing stock is the foundation of a society's social capital, facilitating the proper functioning of a competitive labour market and allows for greater mobility amongst the population. It is crucial for a well-functioning economy.

Building more social housing is crucial. But if we are truly compassionate the goal must be the pursuit of social housing policies that not only build an adequate social housing stock but put measures in place to help people get out of supported housing and into homeownership.

# Housing shortfall shock

ROB INGLIS

## Revealed: Thousands of blocks lie vacant

NEW data has revealed that there are more than 15,000 vacant blocks of residential land across Tasmania, which Labor says is exacerbating the housing crisis.

Figures obtained by the Opposition under Right to Information laws show there were 15,561 vacant lots of residential zoned land in the state in the 2022-23 financial year.

Huon Valley had the highest number of vacant blocks with 1452, followed by Clarence with 1170, Kingborough with 1083, and Glamorgan Spring Bay with 1039.

Labor leader Rebecca

White said the numbers were evidence that the state government's 2014 promise to streamline the planning process hadn't been fulfilled.

"The planning reforms that this government promised in 2014 when they were elected to make it faster, simpler and cheaper, simply haven't eventuated," she said.

"Nearly a decade on, we're seeing an example with this data that demonstrates that people who've got residential zoned land haven't been able to progress that to build on it.

"And that's for a variety of reasons but primarily because the planning scheme is not working to support people who want to build a house, whether they be a developer or whether they be a mum and a dad."

Ms White said property developers were telling Labor that one of the biggest hurdles they faced was Tasmania's "complicated" planning system.

Master Builders Tasmania chief executive Matthew Pollock said property owners trying to build on their land were

required to pay "tens of thousands of dollars in consultants' reports" and had to grapple with duplicated planning processes.

"Recent forecasts by Master Builders Tasmania show that we need to build 3100 houses on average over the next decade in order to keep up with population growth and start putting some downward pressure on housing affordability by boosting housing supply," he said.

"It is crucial that we can incentivise those who own land



Matthew Pollock that we've got at the minute," he said.

"My understanding is that there are schemes available with government businesses that provide services ... in terms of incentives to bring or blocks of land."

rob@inglis.com.au



## Inflation ending home dreams

BOARING inflation is jacking up the cost of construction materials, making life difficult for builders and pushing the dream of home ownership further out of reach of young Tasmanians, according to Matthew Pollock, chief executive officer of industry lobby group Master Builders Tasmania.

Inflation in the December quarter was higher than many economists anticipated, reaching an annualised rate of 7.8 per cent, according to the Australian Bureau of Statistics figures released on Wednesday.

The inflation and rising interest rates are squeezing

## Tough time for industry hits Tassie builders

Molly Appleton

TASMANIA isn't immune from the pressures facing the construction industry, however there is hope, Master Builders Tasmania chief executive Matthew Pollock says.

This comes after the major home-building body, Housing Industry Association, forecast the number of dwelling builds would slow for at least the next 12 months.

Mr Pollock said he had seen a bit of a retreat in building applications compared to the same time last year.

"However the last couple of months have been stronger than anticipated," Mr Pollock said.

"There seems to be some resilience. Overall, we are likely to see new housing builds retreat considerably when measured against 2022 numbers."

He said over the financial year of 2023, new housing applications were at around 2400-2000, compared to the 12 months ago of 3000.

Mr Pollock said rising interest rates was the driving force behind the slide.

"It's on both sides. Home owners borrowing capacity has been smashed because of interest rises, it's had a huge effect on the amount a new home owner can borrow," he said.

"Inflation then means it costs more to build a home."

"No people can borrow less and build less."

He said the construction industry ran ahead of the inflation impact, saying the cost of building had risen by 10-15 per cent, compared with inflation at seven per cent.

On the Australia-wide situation, Housing Industry Association chief economist Tim Headon said on the pressures on the industry, costed double on the ability to deliver the federal government's target of one million homes over the next five years.

He said the interest rate hike cycle was a key component behind the slowdown in building activity, and that the full impact was yet to be felt.



# Master builders tip new homes slump

## HOUSING SLOWDOWN

NEW home builds are projected to fall in Tasmania in the coming years and there is an ongoing slump in the non-residential building sector but the construction industry is adamant that it will continue to be the state's greatest buffer against global economic headwinds.

Master Builders Tasmania (MBT) chief executive Matthew Pollock said construction would be crucial to the island's economic prospects over the next five years.

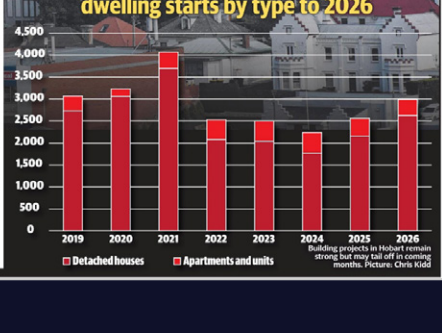
"The best thing that we can do for the Tasmanian economy and, particularly, to face those global economic headwinds and uncertainty is to make sure that we keep a strong Tasmanian construction industry," he said.

Mr Pollock (right) said the building and construction industry would be the "most important industry and economic driver" in Tasmania into the future and that the workforce would need to grow by 25 per cent by 2025 in order for it to meet demand.

Mr Pollock (right) said the building and construction industry would be the "most important industry and economic driver" in Tasmania into the future and that the workforce would need to grow by 25 per cent by 2025 in order for it to meet demand.



## Forecast of new Tasmanian dwelling starts by type to 2026



# Tasmania needs an action plan to take full

Looking after a growing population is going to take a lot more than strategy documents, writes Matthew Pollock

CHANGE is an inevitable part of life, and it's something that we must all learn to accept and adapt to.

In the past 20 years, Tasmania and Hobart have undergone a massive transformation. In the late '90s, finding a decent cup of coffee outside of the city centre was a challenge and asking for a Boag's at a pub in Hobart was almost enough to see you run out of town. But in the past 20 years the landscape has changed dramatically and it's important to consider what the next 20 years will bring. Our state will continue to grow and change and

we have a real opportunity to shape that, but only if the community works together.

Recently, the federal government released projections showing that Tasmania's population will increase by about 80,000 people in the next 10 years. We need to start thinking about how we're going to accommodate these new residents and how we're going to make sure we have the infrastructure and housing to cope. The truth is our infrastructure is already struggling to keep up with current demand and housing is in short supply.

We need more than just government strategy documents that sit on shelves collecting dust. We need it soon. We need to start planning for the future, and to do that, we need to have an open and honest conversation about the changes that are coming and how we can best prepare for them.

Take the Bridgewater Bridge for example. The need for a replacement was first identified two decades ago, yet we have only just begun the process of building it.

Of course, we're all still waiting for the plan to improve public transport in Launceston and let's not even mention the northern suburbs light rail corridor in Hobart. This highlights the importance of

planning and execution when it comes to major infrastructure projects. We can't afford to wait another 20 years to start building the infrastructure that we need to accommodate our growing population.

We also need to look at how other major infrastructure projects, like the Macquarie Point stadium, will help unlock urban renewal through strategic upgrades to the capital's infrastructure, something that the Prime Minister is rightly calling for as part of any plan to develop the site.

We saw the absolute chaos that an accident on the Tasman Bridge

# Priority 3: Backing Business to Create More Jobs

The construction sector is overwhelmingly characterised by a highly competitive collection of small and very small firms. 98% of construction firms currently operate as small businesses – many of which are sole traders.

The burden of regulation and bureaucracy is particularly onerous on the small businesses which make up the building sector.

Businesses which operate in the construction and property sectors are exposed to a greater tax burden than other industries. The impact is lower activity and lower employment.

# Economy will need stadium

Builders boss appeals for action

Craig Warhurst

Alarming figures showing the Tasmanian economy starting to struggle has prompted a call for Labor to support a stadium to stave off a possible recession.

Australian Bureau of Statistics figures released Monday show Tasmania's domestic economy has shrunk for two consecutive quarters.

State Final Demand, a key economic measure, went backwards in Tasmania during the March quarter by 0.2 per cent. The result followed a 0.4 per cent fall in the December quarter. The news drew varying reactions from different quarters.

The opposition treasury spokesman, Shane Broad, blasted the government saying it needed to get its priorities right.

"Worryingly, Tasmania is the only state or territory to

Inefficient developer taxes, charges and levies, and planning and zoning restrictions imposed upon the building sector raise the cost of building homes and delivering community infrastructure.

Tax relief for small businesses who employ apprentices has been a very successful policy. To be most effective, businesses need longer term certainty given an apprenticeship is a four-year commitment.

# advantage of the changes that are coming

caused recently. One option to address that would be to expand the use of ferries, but what happens when ferry terminals are proposed up and down the Derwent? Will locals embrace the opportunity, or will they be up in arms that the terminals will somehow impact on their lives?

Housing is another prime example. We all know that we need more housing, with a mix of social, affordable, and high-end dwellings to cope with the existing population, let alone the projected boom in numbers.

If the federal government population predictions are right, then we will need to build 3100 each year for the next 10 years just to keep pace. Add to that about another 1000 over the decade to replace old stock and make inroads into the existing housing shortage.

The two options available – building up in our major population centres and increasing density, or expanding the urban fringes of our cities – both attract strong opposition.

My industry is seeing first-hand that there isn't enough land being released to build the houses we need now. The basic concept of supply and demand is seeing land prices skyrocket. If we don't do something

about this soon, we can kiss goodbye the idea of building more social and affordable housing. You can't have affordable housing if the price of the land is through the roof.

Much of our recent economic prosperity has taken advantage of what we have created in terms of living standards. It's been a magnet for new families and prospective first-home buyers that have been locked out of mainland capital city markets.

We can't ignore or simply reject every proposal that comes to the table otherwise we will lose this advantage and every Tasmanian will be the worse for it.

There are no silver bullets when it comes to housing affordability and supply. It will take a mix of responses, but the status quo is going to result in housing becoming increasingly unaffordable and an entire generation of Tasmanians priced out of home ownership.

We also need to have a close look at the social and cultural impacts of population growth. In order to create a sustainable and liveable community, it is important to consider how we're going to create a cohesive community. This includes building into our growing communities recreational and green spaces, as well as access to healthcare, education and other services like public transport. While there will be a significant cost to this, the benefits it will unlock will be profound and will help shape the type of community we become.

The secret is out. Tasmania is a place where increasing numbers of people want to live, work and raise a family. We have the option to embrace this and prosper, or keep swimming against the tide, miss the opportunity and suffer the consequences.

**Matthew Pollock is chief executive of Master Builders Tasmania.**



# Tradies ready to do their bit for stadium

HAYDEN CORNES

APPRENTICE tradies will be lining up to work on a new stadium at Macquarie Point in Hobart if it goes ahead, second-year carpenter Nate Gaze says.

"Going from normal housing to a massive scope of work, it would be pretty cool to get that opportunity to learn all the new things and see how it's done on that side of the industry," Mr Gaze said.

He said the project would allow him to get experience in a wider variety of jobs.

"Having the ability to walk on to a housing worksite and confidently work, but then also walk into a worksite such as a massive commercial stadium and have that same confidence knowing that you'll be able to carry yourself and do the work to a high standard."

"(That is) hugely important when I go into being a tradesman."



Apprentice carpenters Thomas Steele and Nate Gaze say it would be a career highlight to work on a new stadium at Macquarie Point. Picture: Chris Kidd

push to secure an AFL licence for Tasmania, not only in terms of training, but for job opportunities across all trades like bricklaying.

on our way to hitting our target of growing the workforce of skilled tradies by 25 per cent."

Mr Pollock said the high vocational completion rate was due to a commitment by employers to ensure they had the support networks they needed to get through their apprenticeship.

However, he acknowledged that despite the positive figures and a low unemployment, the state would need to increase its migrant intake to address a long running skills shortage in the construction sector.

He also said the state's ageing workforce would pose problems for the construction industry, and would need to add about 6500 additional workers by 2023 to meet demand.

Tasmania also topped the list for female jobs in the industry, with women making up 10 per cent of new apprentices.

"That means we've still got a lot of work to do, we can still do better, but we're certainly on the right path," Mr Pollock said.

The highest completion rates were for electrotechnology and telecommunications trades at 75 per cent.

The strong numbers come even as the state grappled with labour and supply shortages in the construction sector earlier this year.

And with a high demand for social housing and more rental options across the state, 1169 homes have been promised to be built by the end of the next financial year.

national figure sat at about 52.1 per cent.

Master Builders Tasmania chief executive Matthew Pollock said Tasmanians should be proud to see apprentices entering the construction and building industry, and seeing through their training.

"Through initiatives like the Tasmanian Government's High Vis Army project, we're about to see the building and construction industry's 3000th apprentice sign on for the year," Mr Pollock said.



Matthew Pollock, Master Builders Tasmania chief executive, says the state's apprenticeship completion rate is a testament to the support networks provided by employers.

# State tops list for tradies

BY CLANCY BALEN

TASMANIAN trade apprentices are the most likely to complete their apprenticeship in the country, according to new figures released by the National Centre for Vocational Education Research.

The most recent NCVER report showed that 72.6 per cent of construction and building apprentices and trainees in the Tasmania last year had completed their apprenticeship, while the

national figure sat at about 52.1 per cent.

Master Builders Tasmania chief executive Matthew Pollock said Tasmanians should be proud to see apprentices entering the construction and building industry, and seeing through their training.

"Through initiatives like the Tasmanian Government's High Vis Army project, we're about to see the building and construction industry's 3000th apprentice sign on for the year," Mr Pollock said.



Matthew Pollock, Master Builders Tasmania chief executive, says the state's apprenticeship completion rate is a testament to the support networks provided by employers.

# Hotel soars to building milestone

DAVID KILLICK

Hobart's newest hotel passed a major milestone on Monday, with a topping-out ceremony to mark the building reaching its full height.

The \$55m, 206-room Novotel hotel being built on the site of the former Motors showroom at 179 Macquarie St will include a function centre, a restaurant, a pool and basement parking.

Hutchinson Builders' senior project manager, Mark Dawson, celebrated the occasion with the traditional placement of a tree at the structure's apex—a tradition dating back centuries.

Mr Dawson said construction was on track to be completed in the new year.

"We're probably about two-thirds through," he said.

"We started January the previous year—we should be finished early next year, all going well, so it's a good milestone to get to the top."

State Development, Construction and Housing Minister Guy Barnett, who was on site for the ceremony, said a pipeline of major

construction projects such as the Novotel was important for the state's growth.

"I'm delighted to be able to join the 'top out' celebration of the final floor of the Novotel Hotel development," Mr Barnett said.

"Celebrating this successful milestone is a construction industry tradition as it marks the final stage of the built structure, a major achievement on a project of this scale and size."

"To date, more than 500 workers have been involved in this project, across various trades and professional services. By the time the project is complete early next year, it's expected more than 800 workers will have contributed in some way."

"Of these workers, there has been more than 50 apprentices learning new skills and building their career on this site, while also building hotel rooms for the future."

"That's what a strong economy can provide and why we are investing in infrastructure projects."



Master Builders' chief executive Matthew Pollock, State Development, Construction and Housing Minister Guy Barnett, and Hutchinson Builders' senior project manager Mark Dawson at the tree-planting ceremony atop the new \$55m Novotel. Pictures: Linda Higginson

# Priority 4: Keeping Tasmanians Safe

The majority of people's time is spent inside homes, schools, offices, shops, hospitals, and other buildings produced by the construction industry. Conditions in our sector have a profound impact on the safety, security, and well-being of all Tasmanians.

With over 20,000 Tasmanians employed in construction, working conditions in the sector have a major impact on the physical and mental health of a large share of the population.

There are a growing number of cases in the courts related to build quality and defect issues. This is an impost to the courts, to business and to consumers. The current system where consumers in the residential sector are not covered by a compulsorily warranty scheme is a risk.

Recent regulatory changes aimed at improving the energy efficiency or accessibility of building have proven to cause unintended negative consequences due to inadequate time to assess the impacts of regulatory changes and a disregard for legitimate industry concerns in favour of the narrow priorities of interest groups.

# Insurance bill drafted

BY BENJAMIN DEER

The state government has drafted a bill that would establish a home building warranty insurance scheme to protect Tasmanians caught out by builder bankruptcy.

Tasmania is currently the only state or territory without a home building warranty scheme, but the government is now looking to change that, said Minister for Workplace Safety and Consumer Affairs, Peter Barron.

The new bill will require residential builders to take home warranty insurance for the benefit of home owners.

"We recognise that building a home is the most significant investment most Tasmanians will make, and we are committed to providing strong protections for homeowners," said Barron.

The steep rise in the price of building materials during COVID-19, along with other factors, has led to a number of builders going bankrupt.



Insurance cover for the loss of deposits, non-completion of work and building defects where a builder has died, disappeared or become insolvent. There will be a five-per-cent cap of the total contract value for the loss of a deposit and a 20 per cent cap of the contract value of incomplete projects. Claims for defective work will be subject to a maximum of \$200,000.

building them, with land price increases that will be factored into the new bill.

The state government announced compensation for those affected by the collapse earlier in the year.

"News of the death bill was welcomed by Matthew Bell, chief executive officer of Home Builders Tasmania."

"We've been advocating for the introduction of a home warranty scheme for a number of years," Mr Bell said.

"Tasmania has previously had a home warranty insurance scheme to give builders a safety net, but it collapsed because it didn't get the balance right."

"We need to avoid making those same mistakes again and so this legislation will need to address the issues of the bill."

"We've been advocating for the introduction of a home warranty scheme for a number of years," Mr Bell said.

"Tasmania has previously had a home warranty insurance scheme to give builders a safety net, but it collapsed because it didn't get the balance right."

"We need to avoid making those same mistakes again and so this legislation will need to address the issues of the bill."

"We've been advocating for the introduction of a home warranty scheme for a number of years," Mr Bell said.

multiple losses that the market to drive competition and reduce the cost of insurance."

"The important thing is to ensure that the scheme is structured in a way that it provides adequate protection, but doesn't impose unnecessary costs on the industry or the consumer," he said.

"Public submissions on the bill will close on March 11 next year."



# Advocacy

Master Builders exists to represent the interests of its members. To do so it is crucial that the advocacy we do with government is informed by the views of members.

Master Builders Commercial Sector and Housing Sector committees are the sounding board for policy development within the Association.

These committees consist of Master Builders members that give real-world experience to the policy matters we advocate to the government.

These committees develop policies and collect input from the general membership and other stakeholders. They are a reference point for members of the government undertaking reforms that affect our industry.

The committees are the association's advisory bodies that present policy recommendations to the Board.

There have been several major reforms over the year that the committees have contributed to. These include:

- The Tasmanian Housing Strategy – our submission to the exposure draft emphasised the need to focus on private investment, home ownership, and workforce capacity as core tenants of the Housing Strategy.
- Home Warranty Insurance Amendments Bill (2022) – in partnership with Master Builders Insurance Brokers, MBT has submitted two detailed reports to the government expressing our priorities and concerns regarding the reintroduction of HWI in Tasmania.
- Residential Building (Miscellaneous Consumer Protection Amendments) Bill 2022 – this bill included several changes to building inspection stages and dispute resolution processes. While supporting improvements to consumer protection MBT raised concerns with the scope of the changes that extended to class 2-9 buildings and provided several additional recommendations for roles and functions of TASCAT in the dispute resolution process.

- Input into the changes to the New Major Works Procurement and Contracts Documents. All government agencies will be required to use AS4000 or AS4902 (with amended complex project versions) from 1 September 2023. The MBT Commercial Committee provided detailed input into these changes and several MBT members were involved in the ongoing consultation.

Through the MBT policy committees, we continue to advocate for changes that support a more resilient and safe building and construction industry.

## MBT Sector Committees

### Residential

The **Housing Sector Committee (HSC)** is the core group of MBT members tasked with the development and promotion of policies on behalf of the residential construction sector. The key policy priorities of the HSC are:

#### Housing and Land Affordability

- Work with Housing minister's office on Land fast track legislation and new land offerings;
- Affordable Housing Action plan – working group.

#### Property Taxes

- Watching brief on stamp duty and land taxes policies – pre-budget submission;
- Other state and federal taxes imposed on the property sector including business/company taxes.

#### Planning and Approvals

- Participate in statewide planning provisions consultations;
- Input into the local government legislative review;
- Continue to promote a policy for utilities infrastructure investment to keep pace with industry needs;

- Monitor red tape reduction program and participate in government consultations.

### Accessible Housing

- Engage with national office and LHA to develop an accessible housing policy to lobby government.

### Energy Stringency

- Develop policy position through the National Building Regulation Committee.

### National Construction Code

- New Code to be released in 2022;
- Policy position to be developed with the National Residential Builders Council.

### Local Government

- Monitor council fees/rates changes;
- Local government development approvals processes;
- Other local government issues important to the housing sector.

## Commercial

The **Commercial Sector Committee (CSC)** is the peak group of commercial contractor members tasked with the development and promotion of policies on behalf of the commercial construction sector. Major strategic priorities identified for the commercial construction sector are:

### Industrial Relations

- All legislation, regulation, rules, codes and instruments that refer to workplace laws;
- All initiatives including reviews, taskforces, working groups and related activities that exist or are established involving workplace relations;
- All federal and state agencies who have carriage of workplace relations regulation, enforcement and/or policy development.

### Occupational Health and Safety

- All legislation, regulation, rules, codes and instruments that refer to WHS rights and obligations of parties with regard to the building and construction industry;
- All initiatives including reviews, taskforces, working groups and related activities that exist or are established to examine matters involving WHS;
- All federal & state agencies who have carriage of WHS regulation, enforcement and/or policy development.

### Planning Reform

- All federal & state agencies who have carriage of WHS regulation, enforcement and/or policy development.

### National and State Construction Codes

- All amendments, changes or reviews of national and state construction codes relevant to the commercial construction industry.

### Procurement

- All state agencies who have carriage of procurement and procurement policies of government projects;
- Develop priorities for state procurement policies.

### Industry Development

- Assist industry in planning to promote a safe, fair, productive, and growing commercial construction industry in Tasmania;
- Assist industry to prioritise workforce development. This includes increasing workforce diversity, attraction, development, and retention of workers.



# Corporate Governance

Master Builders Tasmania is subject to a range of mandatory reporting requirements covered by various pieces of legislation. Our activities are governed by our Constitution which sets our obligations to our members and the rule by which we manage the Association and members assets.

## Reporting Requirements

Master Builders' Tasmania is an incorporated body by virtue of registration under the Fair Work (Registered Organisations) Act 2009 (the RO Act) and furnishes an annual audited Financial Return as required under subsection 255(2A) of the Act.

## Financial Disclosure

Under the obligations outlined under the Part 3 of Chapter 8 of the Fair Work (Registered Organisations) Act 2009 Master Builders Tasmania makes the following information available:

- 2023 year-end financial disclosures for the period 1 July 2022 to 30 June 2023.

Additional reporting requirements include:

- General Purpose Financial Report
- Committee of Management Statement
- Operating Report
- Subsection 255(2A) Report
- Signed Auditors Report

## Code of Ethics

As an industry leader Master Builders Tasmania encourages all members to meet the highest ethical standards. Members are obliged, under the Constitution to conduct their business dealings in a professional, fair and honest manner. The Master Builders Code of Ethics applies to all members, staff, and Board members and can be found on the Master Builders Tasmania website.

## Complaints

Master Builders records complaints against, and by, members and attempts to help with prompt resolution. Intractable matters and those involving non-members are referred to relevant agencies or to professional advisers. Where it is uncovered that the conduct of a member is deemed to bring the name of the association into disrepute, the Association reserves the right to enforce reasonable disciplinary action, up to and including compensation to the Association, and/or the suspension termination of membership.

## Ethical Behaviour

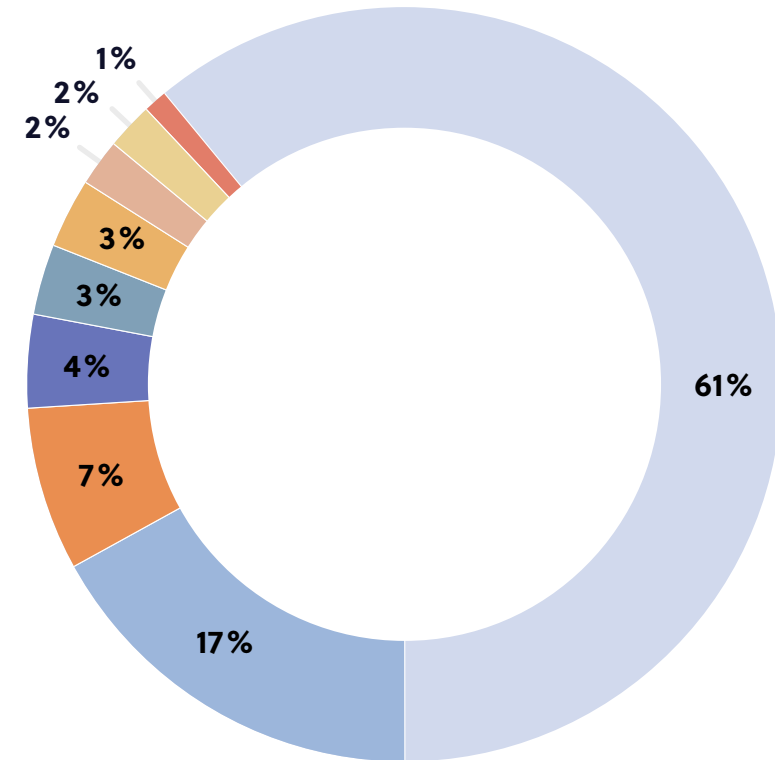
As an industry leader, Master Builders encourages high ethical standards. The associations Code of Ethics establishes a best practice guide by which members are expected to abide. In addition, the Association has a comprehensive Code of Conduct governing Council and Committee members, management and staff.

## Company Policy & Procedures

Master Builders has comprehensive policies and procedures in place across all worksites and regulating the practices of the Board, Committees, staff, administration and members, information technology and workplace health and safety.

The association is committed to protecting the privacy of personal information and always seeks to comply effectively with the Privacy Act 1988 and other laws regulating collecting, holding and administering such information. Master Builders also has a strong anti-discrimination policy and equal opportunity policy.

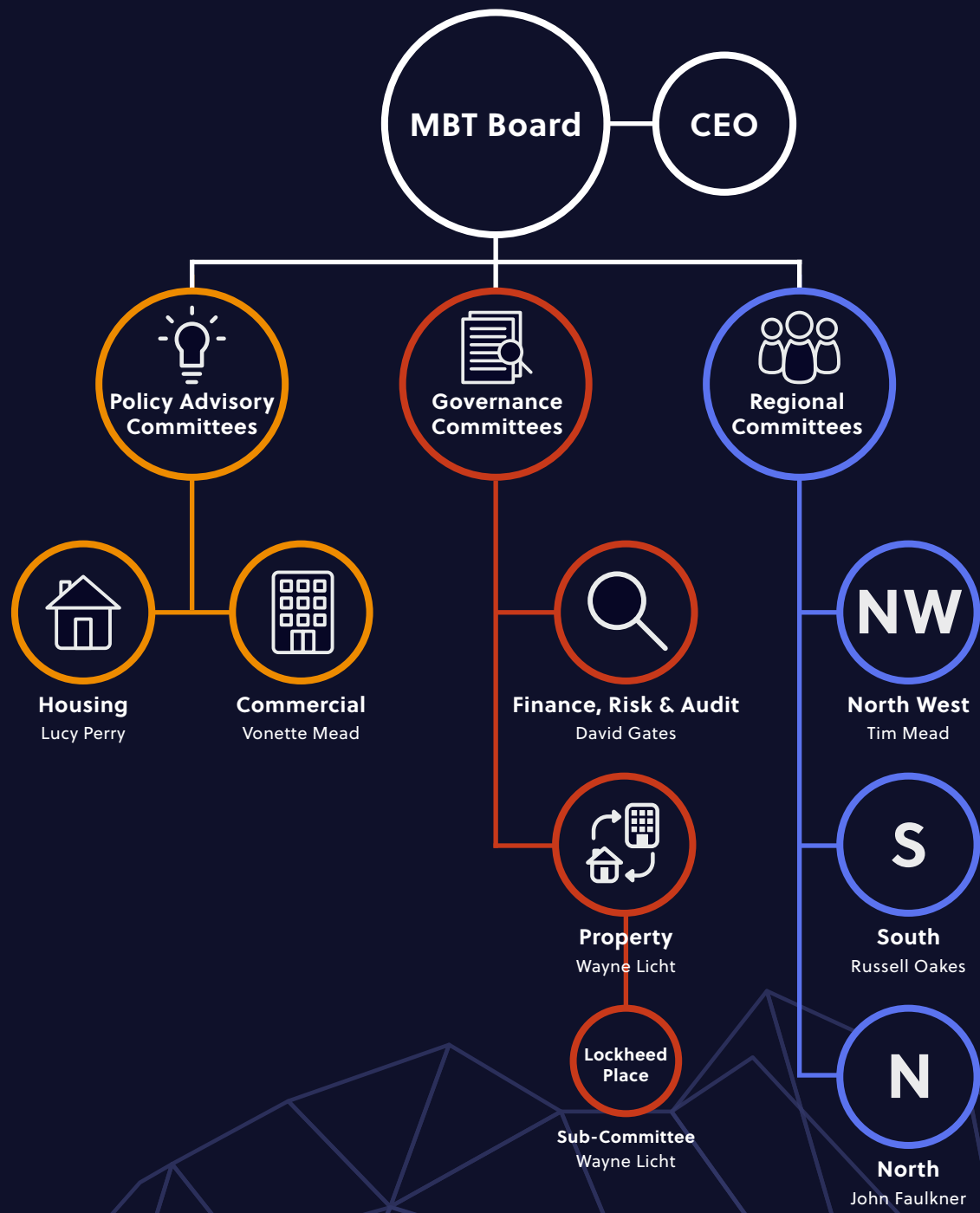
# Members' Money Spent



Apprentice expenses	\$4,750,299
Salaries	\$1,313,985
Training	\$525,380
Administration	\$334,289
Property	\$262,365
Awards dinner	\$237,283
Consultancies	\$146,735
High vis overheads	\$128,221
MBA subscriptions	\$106,927



# Board Structure



# Meeting Attendance

Name	Position	Meetings attended	Meetings eligible to attend
Tony Streefland	President & Residential Builder Director	11	11
John De Jong	General Contractor Sector Director	1	2
Craig Edmunds	General Contractor Sector Director	3	4
John Faulkner	Northern Region Director	11	11
Lyndon Fenton	Residential Builder Sector Director	11	11
David Gates	North West Region Director	10	11
Andrew Kilpatrick	Northern Region Director	10	11
Vonette Mead	North West Region Director	9	11
Lucy Perry	Southern Region Director	6	11
Denis Reid	Southern Region Director	11	11
Nicholas Silcox	General Contractor Sector Director	11	11



# Income & Expenditure Statement

Category	2023	2022	2021
<b>Revenue</b>	\$11,017,464.00	\$5,854,065.00	\$4,542,182.00
<b>Expenses from ordinary activities</b>	\$8,281,466.00	\$5,589,593.00	\$4,249,245.00
<b>Operating surplus from ordinary activities</b>	\$2,735,998.00	\$264,472.00	\$292,937.00
Other comprehensive income for the year	\$114,279.00	\$124,575.00	\$103,982.00
Total comprehensive income	\$2,850,277.00	\$389,047.00	\$396,919.00
Accumulated surplus at 1 July	\$6,883,664.00	\$6,494,617.00	\$5,399,165.00
Transfer from reserves to accumulated surplus	\$1,646,994.00	\$-	\$-
Fair value of investment in MBAIS for prior years	\$-	\$-	\$698,533.00
Accumulated surplus as at 30 June	\$11,380,935.00	\$6,883,664.00	\$6,494,617.00
<b>Current assets</b>			
Cash on hand & at bank	\$8,942,634.00	\$2,036,608.00	\$2,349,595.00
Debtors	\$538,259.00	\$641,229.00	\$311,976.00
Prepayments	\$79,349.00	\$34,354.00	\$42,585.00
Stock on hand	\$15,409.00	\$16,743.00	\$25,778.00
Other assets	\$-	\$-	\$66,318.00
Total current assets	\$9,575,651.00	\$2,728,934.00	\$2,796,252.00
<b>Non-current assets</b>			
Investment property	\$-	\$3,237,000.00	\$3,237,000.00
Fixed assets	\$3,986,742.00	\$3,149,946.00	\$2,071,538.00
Right of use assets	\$248,573.00	\$120,183.00	
Other financial assets	\$1,161,369.00	\$1,047,090.00	\$922,515.00
Total non-current assets	\$5,396,684.00	\$7,434,036.00	\$6,231,053.00
<b>Total assets</b>	\$14,972,335.00	\$10,162,970.00	\$9,027,305.00
<b>Current liabilities</b>			
Creditors	\$1,276,535.00	\$231,248.00	\$267,859.00
Income received in advance	\$180,281.00	\$119,003.00	\$77,688.00
Leave entitlements	\$273,393.00	\$211,181.00	\$156,723.00
Other payables	\$175,814.00	\$56,120.00	\$48,255.00
Unexpended grants	\$982,985.00	\$527,013.00	\$-
Lease liability	\$195,299.00	\$20,478.00	\$-
Total current liabilities	\$3,084,307.00	\$1,165,043.00	\$550,525.00
<b>Non-current liabilities</b>			
Leave entitlements	\$56,918.00	\$39,068.00	\$28,790.00
Lease liability	\$143,796.00	\$121,822.00	\$-
Total non-current liabilities	\$200,714.00	\$160,890.00	\$28,790.00
<b>Total liabilities</b>	\$3,285,021.00	\$1,325,933.00	\$579,315.00
<b>Net assets</b>	\$11,687,314.00	\$8,837,037.00	\$8,447,990.00
<b>Members' funds</b>			
Accumulated surplus	\$11,380,935.00	\$6,883,664.00	\$6,494,617.00
Reserves	\$306,379.00	\$1,953,373.00	\$1,953,373.00
<b>Total members' funds</b>	\$11,687,314.00	\$8,837,037.00	\$8,447,990.00





## Southern Region

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E: [headoffice@mbatas.org.au](mailto:headoffice@mbatas.org.au)

## Northern Region

30 Gleadow Street, Invermay

## North West Region

41 Steele Street, Devonport

[mbatas.org.au](http://mbatas.org.au)

