



2024

ANNUAL REPORT





Contents

Report from the President & CEO	4
Who We Are	8
Board Members	9
Organisation Structure	10
Our Year in Numbers	12
Industry Snapshot	14
Strategic Plan	16
Membership & Member Milestones	18
Member Experience	20
Products & Services	22
Thank You	25
Official Opening	26
Awards for Excellence	28
National Award Winners	30
Farewell to Matthew Pollock	37
Policy & Advocacy	38
Policy Priorities & Scrapbook	39
Advocacy	48
Corporate Governance	50
Members' Money Spent	51
Board Structure	52
Meeting Attendance	53
Income & Expenditure Statement	54

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

© 2024 Master Builders Association Tasmania. No text, photo or graphic shall be reproduced, copied, published, broadcast, rewritten for broadcast or publication, or redistributed directly or indirectly in any medium without permission. No material or links or any portion thereof may be stored in a computer except for personal and non-commercial use.

Report

From the President & CEO – 2023-24

Economic challenges have continued into 2024, significantly affecting business conditions. However, despite these obstacles, our membership base has never been stronger or more connected.

The year 2024 has been both challenging and transformative for Tasmania's building and construction industry. On the political front, Premier Jeremy Rockliff called an election for 23 March, which quickly centred around housing, health, cost of living, and the Macquarie Point Stadium. The election led to commitments on various policies aimed at boosting demand and improving housing affordability.

Master Builders Tasmania strongly advocated for the continuation of the successful High Vis Army policy and pushed for greater supply-side incentives for housing and construction. Both the Liberal and Labor parties supported

this initiative, resulting in a two-year extension of the High Vis Army program. Additionally, a commitment was made to support a clean and renewable energy training facility in Burnie, in which we will have the opportunity to participate.

MBT also lobbied for the consolidation of the planning, housing, and training portfolios and was pleased to see this happen, with Minister Felix Ellis taking on this portfolio. With Minister Madeleine Ogilvie overseeing building licensing and regulatory responsibilities, and Minister Michael Ferguson managing infrastructure, the building and construction sector is in good hands. These ministers have already made significant progress in addressing key policy issues.

In December 2023, Matt Pollock decided to move on after five years with MBT, relocating to Western Australia to lead Master Builders operations there. Matt was instrumental in many initiatives, but he will likely be remembered most for the design and construction of our new headquarters at Cambridge, his advocacy for the Macquarie Point Stadium, and being the most photographed person in the Mercury for five consecutive years.

One of the year's highlights was in June when Premier Jeremy Rockliff officially opened our new training facility at Cambridge. This building is a source of pride for all our members, and much credit goes to the outgoing CEO Matt Pollock and the Property Committee for their work in designing such a functional space. Most days the double bay car park is filled with utes and trailers, and the training rooms are bustling with builders completing their Certificate IV training and members engaging in various training and CPD opportunities.

A Mixed Market

The Tasmanian housing and construction market in 2024 presented both challenges and opportunities. While the industry faced significant economic difficulties, there were also prospects for growth and innovation. By continuing to tackle key issues such as affordability, labour shortages, and sustainability, the industry is well-positioned for long-term success.

In the first half of 2024, the Tasmanian housing and construction sector experienced moderate growth, driven by both residential and commercial projects. While commercial construction remained robust in the latter half of the year, primarily due to public sector spending, the housing market saw a sharp decline in new dwelling starts due to affordability issues. Labour shortages, complex planning processes, and regulatory frameworks further contributed to lower productivity and extended construction timelines.

We know that new home building starts in 2023-24 were down approximately 23% compared to the previous year, with a particularly severe downturn in the higher-density market segment, which plummeted by over 50%. However, with all the Big 4 banks forecasting interest rate reductions over the next three quarters, we anticipate a modest recovery in housing in 2024-25, with an estimated 11% increase in new dwelling starts.

In July 2024, we entered the National Housing Accord period. During this time the State is expected to deliver approximately 25,600 new homes over the five years leading up to June 2029. This presents a significant challenge, as Tasmania's construction industry has never delivered more than 19,000 new homes in any recorded five-year period, with the highest number being 18,520, achieved over 30 years ago.

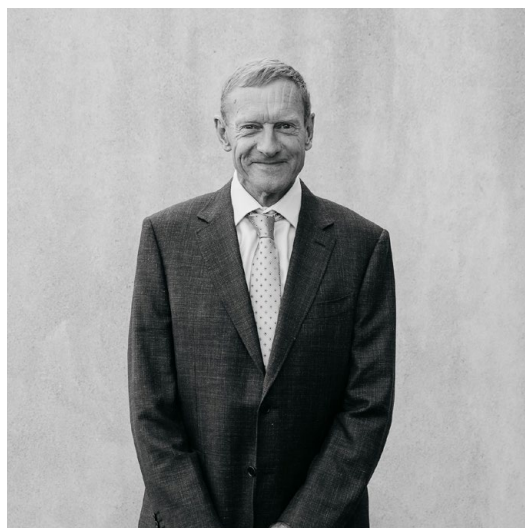
A major hurdle is Tasmania's limited capacity to increase higher-density housing volumes. In the past five years, only around 1,500 new homes have been started in this segment. Interestingly, Tasmania's peak period for higher-density home building was in the early 1990s, with approximately 5,000 new higher-density homes completed in the five years ending in 1993-94. Replicating this achievement over the next five years would significantly improve the likelihood of meeting the Accord's targets.

On a more positive note, Tasmania's non-residential building market saw a respectable 7% expansion during 2023-24, with total activity reaching just over \$820 million for the year. Most of this growth is due to public sector investment in infrastructure projects, including transport and utilities. However, private sector

commercial construction has slowed, largely due to economic uncertainty and rising interest rates.

The outlook for the next five years appears promising, with \$5.4 billion worth of work anticipated—an increase of 40.8% compared to the previous five years. Much of this growth is expected to come from the public sector-driven social, cultural, and recreational building sectors. In contrast, retail and commercial building work is expected to see more modest gains, while industrial building is likely to decline over the forecast period.

The resilience of our member businesses was clearly evident in 2024. With record numbers of companies in the building sector across the country going into insolvency in 2024, Tasmania remained relatively strong. This resilience should instil confidence in consumers and positions us well for when economic and investment conditions eventually improve. Our focus remains firmly on supporting our members through this downturn while also preparing for the eventual upswing in activity.



Tony Streefland
President



David Clerk
CEO

Report

From the President & CEO – 2022-23

Advocacy

The March 2024 election provided an opportunity for us to advocate for policies that benefit our members. Both major political parties recognised housing as a top priority, given issues with large social housing waiting lists, rising homelessness, and affordability concerns for new home buyers.

A key focus for us was workforce development. In Tasmania, there are approximately 7,200 businesses in the industry employing nearly 30,000 people. In fact, about 10% of the total Tasmanian workforce is involved in building and construction.

The challenge we face is a shortage of tradespeople to deliver the pipeline of work identified for the next 10 years. Current estimates indicate a shortfall of 10,000 workers. The High Vis Army initiative aims to address this shortfall by targeting a 25% growth in the construction workforce by 2025. This equates to attracting and training about 6,500 new workers over four years through improved pathways, upskilling our workforce, and supporting apprentices through the GTO. We are currently on track to meet this workforce target.

2024-25 was initially the final year of High Vis Army funding. However, the Government has now committed to an additional two years through 2026-27. This extension will allow us to continue our existing programs and introduce new targets and initiatives, which will be negotiated over the coming months.

MBT continued to support the Government's push for a new stadium at Macquarie Point and has been vocal about the opportunities this project will provide, not just to the construction industry but also to workforce development. MBT is currently working with Skills Tasmania and Keystone on developing a workforce plan for the stadium that will help focus pathway programs and manage already stretched resources across the state.

The Government has remained engaged in our efforts to defer and amend aspects of the NCC amendments, particularly those

related to housing accessibility and energy efficiency. MBT is confident that proposed NCC amendments regarding accessibility due to be implemented this year will be deferred.

We also continued to advocate for adequate and effectively managed training funding to support targeted workforce expansion. Our relationships with both TasTAFE and Keystone remain strong, and joint programs are being pursued.

Continued Growth

2023-24 was another strong financial year for MBT, with revenue exceeding \$11 million and an unaudited profit above budget and higher than the previous year.

The GTO ended the year with 95 apprentices which is in line with the prior year. This included seven female apprentices—a number we aim to increase over the next 12 months. The GTO also included apprentices in carpentry, bricklaying, civil construction, plumbing, joinery, welding, and painting.

It was another record year for training, with over 1900 training places delivered across the state, marking a 36% increase. MBT and Keystone have worked closely to improve the experience of accessing training rebates.

Our relationship with TasTAFE, as MBT's RTO for the Certificate IV Building qualification, remains very strong. The Certificate IV at MBT continues to be a face-to-face training experience, and the program's success is reflected in a completion rate of over 90%—an exceptional result by any industry standard. With the support of the High Vis Army Deed, we will also offer face-to-face courses in Advanced Diploma Building and Construction in 2024-25.

The 2023 Awards for Excellence continue to gain popularity, drawing an impressive crowd of 567 members and guests this year. We also saw a record-breaking 128 entries, highlighting the growing enthusiasm and participation within our community.

On the membership services front, we have seen continued use of eDocs, with over 750 contracts supported in 2023-24.

Year Two of Our 2026 Growth Strategy

The 2023-24 period marked the second year of our four-year business strategy, which is heavily focused on growth.

With the completion of our new facility in Cambridge, we have significantly enhanced our capacity to deliver training and member services.

As of the time of writing this report, MBT successfully acquired High Risk Work Solutions Pty Ltd, a training firm specialising in high-risk activities, including working at heights and in confined spaces. This acquisition fully leverages the workshop space at Cambridge and adds another valuable training option for our members.

Our strategy also includes plans to make similar investments in the northern part of the state, in line with our commitment to providing equal access and support to members wherever they operate.

At the core of our strategy are our people, and we have made substantial investments in this area. Over the past year, we bid farewell to some long-standing team members and welcomed several new faces.

After 12 years of dedicated service, we said goodbye to Wendy Bridges. Wendy's unwavering dedication and passion for training have solidified MBT's position as an industry leader in the provision of short-course and qualification training. Wendy also played a pivotal role in the successful opening of our new training facility in Cambridge and the securing of the High Vis Army funding grant.

Michael Plunkett retired as GTO Manager after five years. In addition to supporting the GTO, Michael provided invaluable technical and

regulatory advice to members and contributed to training efforts. Fortunately, Michael has agreed to continue on a part-time basis, so you may still see him at an NCC update.

Vicky Bird joined us as our GTO Officer for the southern part of the state. With her deep understanding of the GTO sector, she has been instrumental in helping us expand and improve our GTO operating model.

Jason Massie took on the role of GTO Manager at the end of the year and has quickly made his mark, bringing significant experience in managing both training and GTO operations.

Lastly, the departure of Matt Pollock to Master Builders Western Australia in December marked the end of an era for MBT. During his five years as CEO, Matt transformed MBT, advocating strongly on behalf of members for change across nearly every aspect of the building and construction industry. This included workforce development, female participation, the implementation of a home warranty scheme, training incentives, improved pathways, planning reform, and demand stimulation. Matt leaves MBT in a strong financial position, well-prepared to continue delivering on its 2026 Growth Strategy. Without a doubt, the centre piece of Matt's legacy is the successful design and construction of MBT's new facility in Cambridge. We wish Matt all the best as he embarks on the next chapter of his career with MBA in Western Australia.

MBT has greatly benefited from a strong Board, and with the upcoming September elections, the current three-year term of the Board will conclude, and an election for all positions will be held. Special recognition is due to Mr. David Gates, who has represented MBT at the national level and has consistently kept the MBT Board informed and aligned with the national agenda while representing our interests at that level.

Who We Are

The Master Builders' Association of Tasmania Inc. (Master Builders – MBT) stands as the premier organisation representing Tasmania's building and construction industry.

With a rich history spanning over 130 years, MBT has grown to include more than 600 businesses. Our diverse membership encompasses all facets of the industry, from the largest commercial and civil construction firms to small and medium-sized businesses, building industry service providers, and regional enterprises.

Our extensive membership base is our greatest asset, empowering us to advocate for all sectors within the building and construction industry. As the foremost industry voice in Tasmania, we actively engage with the government and the community to ensure the construction sector remains safe and sustainable for both workers and businesses.

MBT is also the largest private provider of training services for the construction industry in Tasmania. We are dedicated to nurturing the next generation of tradespeople through our leading pathways and apprenticeship programs.

Our members are at the forefront of the building and construction industry in Tasmania. As part of a national network of Master Builders Associations, with a collective membership of over 33,000 businesses, we also represent our members' interests at the federal level.

The building and construction industry is a vital component of Tasmania's economy and community. We are responsible for constructing the roads, schools, and hospitals that Tasmanian families rely on, as well as the infrastructure that enables businesses to thrive and create jobs. A robust building and construction industry is the cornerstone of a strong Tasmanian economy.

Board Members



Tony Streefland
President / Residential
Builder Director



Lyndon Fenton
Residential Builder
Sector Director



Nicholas Silcox
General Contractor
Sector Director



John De Jong
General Contractor
Sector Director



John Faulkner
Northern Region
Director



Andrew Kilpatrick
Northern Region
Director



David Gates
North West Region
Director



Vonette Mead
North West Region
Director

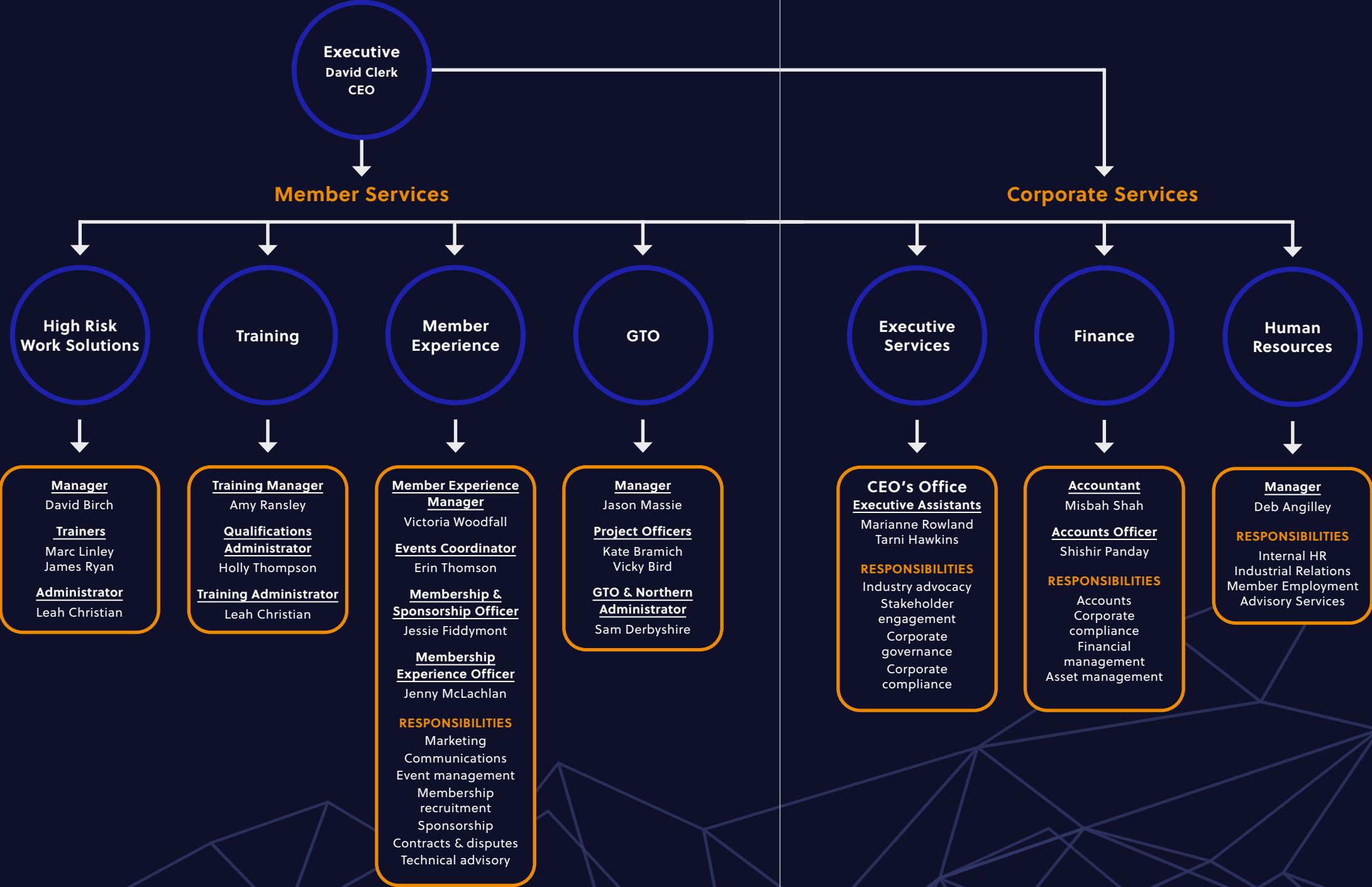


Lucy Perry
Southern Region
Director



Denis Reid
Southern Region
Director

Organisation Structure



Our Year in Numbers



627

Members

52

Meetings

221

Alerts sent

19

Events



\$186,436

Earned media



28

High Vis Army:
New apprentices

576+

School engagement:
Students

17

High schools



103k

Website visits since June 2023

1,305

Training places per year



17

Staff

13

Trainers

94

Apprentices



757

eDocs:

Accounts

751

Contracts executed



39,364

Social media engagement



18 – 22M

Social media reach

55%

Men

45%

Women

Industry Snapshot



Businesses
in the
industry

7,599
construction
businesses

98.5%
are small
businesses



Value of
work

\$4.79b
construction output



Industry
workforce

29,937
people employed
in construction

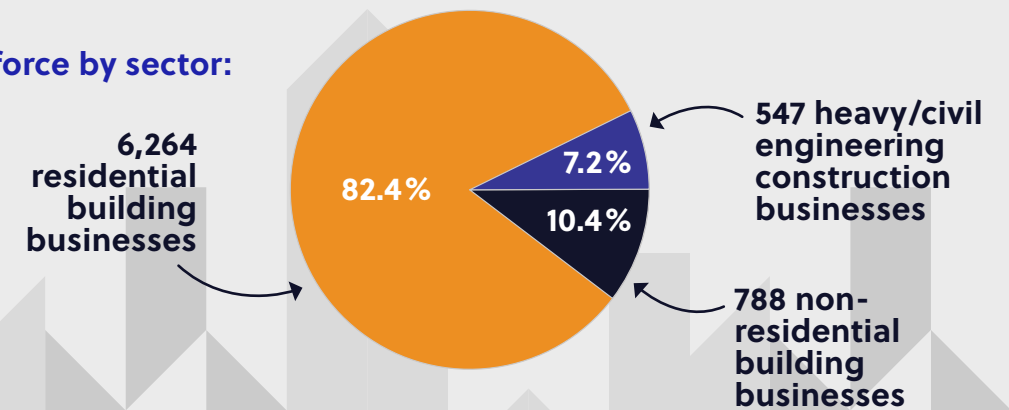
10.4%
of Tasmanian jobs
are in construction

2,797
apprentices in
training

3,960
women working
in the industry

13.2%
of the workforce
are women

Workforce by sector:



\$23.96b

forecast volume of
construction work over
the next 5 years to 2028-29



\$5.43b
projected amount
of non-residential
building activity



\$12.5b
forecast value of
infrastructure work
for next 5 years

Strategic Plan

2023 – 2026

2023-24 was the second year of the 2023-26 three year strategy. The year was focused on the completion of MBT's new headquarters and training facility at 6 Lockheed Place, Cambridge, and the expansion of our training program.

The new headquarters and training facility were completed in February 2024 and training commenced in March. The facility was officially opened by the Premier, Jeremy Rockliff in July 2024.

Our strategy includes commitment to a similar investment in a new facility in Launceston and management is focused on the funding strategy to underpin this investment which will need to include both state and federal government support.

During the latter half of the year due diligence was performed on the potential acquisition of a training business that specialises in high-risk training, High Risk Work Solutions Pty Ltd (HRWS). This business was acquired in August 2024. HRWS complements MBT's existing training capabilities and provides a new income stream for MBT.

To underpin our strategic plan, MBT has continued to recruit staff to support key operations. The acquisition of HRWS has

brought with it two new staff members. In addition, we have recruited a new GTO Manager, Jason Massie and a new southern-based GTO field officer, Vicky Bird. In 2024-25 our plan is to recruit a north-west GTO field officer.

Our strategic goals outline what we aim to accomplish under the new strategy, defining what success looks like for the remaining two years. Our goals are to:

- Lead workforce development and promote diversity within our industry.
- Maximize the advantages of our partnership with the Tasmanian government through the High Vis Army program.
- Secure the funding to support a new training facility in Launceston.
- Continue to improve the GTO apprentice support framework and grow the number of apprentices.
- Deliver a truly statewide service to our members.
- Enhance our training programs to ensure members receive top-quality training services.
- Remain agile and relevant to the next generation of industry leaders.

Our strategic pillars present a plan of how we will succeed. For 2023-2026 they are:



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
- 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 an Employer of Choice
- 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 membership base and our numbers are holding steady, supported by our Membership/Sponsorship officer.

The total number of financially active members as recorded at 30 June 2024 was 627.

A total of 52 new members joined the association, with 50 resignations over the year.

Member Milestones

10 Years

Clennett's Mitre 10
Hobart Building Assessment Services
John Petric Construction Pty Ltd
S & K Jones
Own-A-Home (Tas) Pty Ltd
Insight Building Solutions
Cornerstone Construction Maintenance & Landscaping Pty Ltd
Cullen Gas
Matthew Rowbottom
Top Deck Building
Reynolds Design & Const. Pty Ltd
O'Neil Builders Pty Ltd
Freelance Building Services
Workskills Incorporated
Collins Homes
Stubbs Design & Construction Pty Ltd
DV Building & Construction
Lyden Builders Pty Ltd

25 Years

The Carpet Company
PJ Greene

30 Years
Gentile Bros Pty Ltd (HD)
SB & F Brown Builders
Access Solutions
CA and J Stokell
PJ & JA Fraser
Lawson Homes Tasmania Pty Ltd
Island Block & Paving Pty Ltd
Action Builders Pty Ltd

40 Years

Mansfield Builders Pty Ltd

50 Years

Ramset Fasteners
De Jong & Sons Constructions Pty Ltd



Member Experience

Events

The 2023 MBT Awards for Excellence was the year of large numbers.

Participation was again the largest yet with 567 attendees comprising of 34 VIPs, 5 state politicians, 92 sponsors and the remaining guests made up of our members, their families and friends.

Not only was attendance large, engagement with our built environment community was also the biggest yet with numbers of followers on our social media channels and engagement with our content jumping greatly.

Our 2023 Awards Magazine was filled with photos of the outstanding project winners and those who received a high commendation. This high-quality coffee table book has been viewed in many members' offices, further promoting their achievements to clients and other visitors.

The MBT + NAWIC scholarship was again offered to Tasmanian women in the building and construction sector to take their career to the next level in studying a Certificate IV in Building & Construction through MBT. This year the scholarship was awarded to Frances Roberts.

Sponsorship and support from the local community was very high. Twenty-four 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.

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

Regional General Meeting attendance was consistent in the regions with a range of activities and engagement opportunities allowing members to come together for factory tours, supplier presentations and informal family-based gatherings.

The Young Builder Breakfast groups were an initiative created to increase engagement with our newer members. These meetings are chaired by previous winners of the Young Builder of the Year award, Matthew Barwick in the North, Sam Walters in the North West and Brad Goodwin in the South. Each meeting has an agenda, guest speaker and attendance by MBT staff, allowing direct and easy communication ensuring MBT is meeting the needs of a different member cohort.



2023 Awards for Excellence

128 Projects entered
41 Categories
562 People attended

Bathroom, Kitchen + Small Builder
Categories introduced

Princes Wharf No. 1
Awards venue



Products & Services

Training

Master Builders Tasmania training department continued to deliver outstanding training services across the state. We conducted 101 short courses, reaching 1142 participants, and launched our CPC31420 - Certificate III in Construction Waterproofing, enrolling 25 participants across three intakes.

The CPC40120 - Certificate IV in Building and Construction program saw strong engagement, with 67 students commencing in two new intakes and 71 students successfully graduating from the program, reflecting a continued commitment to developing skilled professionals.

Face-to-face training sessions remained the most popular, reflecting the industry's preference for face-to-face learning, while our online offerings continued to support accessibility, offering 7 sessions that engaged 108 participants.

Our department also responded to the growing demand for workplace-specific training, conducting 21 tailored events for 226 participants, and extended our services to remote areas, including the annual Smithton forum.

The Provide First Aid course was particularly well-received, with 31 sessions attended by 366 participants, emphasizing the critical importance of keeping job sites safe.

Our achievements this year would not have been possible without the hard work and expertise of our trainers. Their dedication ensures that our members receive top-quality education and training. As we look to the future, we're committed to further enhancing our programs and expanding our reach, providing even more opportunities for growth and development within the building and construction industry in Tasmania.

Master Builders Insurance Brokers

Master Builders Insurance Brokers (MBIB) continues to exceed expectations and perform well again in the 2024 financial year with strong growth in membership and other supporting insurance products.

Our services this year have extended to other building related industries such as specialised exaction work, demolition, asbestos removal and the like. With the appointment of Jo Shegog in September 2023, MBIB has also expanded our services into the farming industry due to key relationships Jo has had with her previous roles. We are also seeing requests from members seeking insurances for their own personal interest outside the construction industry.

We are continuing to see this year, that product awareness is becoming more apparent with builders and obtaining additional insurances for Cyber, Management Liability and Professional Indemnity to protect their business further.

Master Builders Insurance Brokers (MBIB) is a specialised 'go to' Construction Insurance Broker and is owned by seven of the Master Builders Association 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 comprehensive and tailored service to MBT members to support new entrants into our industry. We remain committed to maintaining the highest standards for our GTO participants and strive for market leading results in apprentice completions through our program.

There are 50 Master Builders Members currently hosting our apprentices and supporting their learning daily. The MBT GTO team would like to sincerely thank these members for their ongoing support towards our apprentices and contributing to the success of the industries we serve.

During the financial year we have had 12 apprentices successfully complete in their chosen apprenticeships resulting in the newly qualified tradespeople entering the industry.

This financial year we have seen 28 new apprentices commence their careers across 6 trades, carpentry, bricklaying, painting, plumbing, joinery and welding.

The total number of apprentices employed through the MBT GTO program as of the 30th June 2024 is 97. The MBT GTO apprentices are located across Tasmania, with 24 in the North, 35 in the Northwest, 34 in the South, 3 on the East Coast and 1 on Flinders Island.

The MBT GTO team looks forward to continued collaboration with MBT members and stakeholders to facilitate apprenticeships in the Building and Construction industry.

Products & Services

Contracts

eDocs, Master Builders Tasmania's electronic document system is available for all members to purchase.

The 2023-24 financial year stats were:

- 187 active users
- 710 residential contracts purchased (465 DB4, 123 CP4, 122 MW)
- 30 commercial contracts purchased

The supporting documentation related to those contracts was also extensively accessed.

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.

WHS

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.



Official Opening

Master Builders Tasmania's New Head Office and Training Facility Officially Opened

On July 4th, 2024, Premier Jeremy Rockliff officially opened Master Builders Tasmania's new head office and purpose-built training facility at 6 Lockheed Place, Cambridge.

This state-of-the-art facility was designed to meet the evolving demands of our members and to support the broader building and construction industry's training needs. More than just a training centre, this facility enhances our brand and reinforces our position as the leading industry organisation for building and construction in Tasmania.

This new facility enables us to expand on the training we already offer, allowing us to deliver a wider variety of courses, including:

- Certificate IV in Building & Construction
- Diploma in Building & Construction
- Certificate III in Waterproofing
- First Aid
- Test & Tag
- High risk training including: working at heights, working in confined spaces, scaffolding and rigging and dogging (through High Risk Work Solutions)
- Industry Presentations
- CPD Forums
- GTO Training Days

We owe a great deal of gratitude to those who supported this bold initiative: Matthew Pollock, the MBT Board, the MBT Property Committee, JAWS Architects, Fairbrother for taking on the challenge of constructing a facility under the scrutiny of fellow builders, and Darryn Scott for expertly managing the project.

MBT is fortunate to have so many members and supplier partners who generously donated or heavily discounted products, allowing us to build the best facility possible. A huge thank you to:

- ARC
- Austral Bricks
- Clennett's Mitre 10
- Hafele
- Choices Flooring
- Reece Hobart

Our new facility has already proven to be a success, as evidenced by the consistently full car park, packed with builder's utes and trailers. The positive feedback from members, students, and event attendees confirms that MBT is now perfectly positioned to further develop the skills of our community and leave a lasting legacy.



MBT Awards for Excellence

2023

In the past 18 months, Master Builders Tasmania members have delivered over \$400 million worth of commercial, residential, and civil construction projects across Tasmania, all of which were submitted for judging in the prestigious annual Awards for Excellence.

A huge congratulations to all the winners, and special recognition to the five state-level winners who went on to achieve national success.

Best Use of Australian Made Products – Residential

Zanetto Builders – Asgard

Best Use of Australian Made Products – Commercial

Anstie Constructions – East Tamar Child & Family Learning Centre

Heritage Listed or Period Building Restoration / Renovation – Residential

In2Construction – Battery Point House

Heritage Listed or Period Building Restoration / Renovation – Commercial

Access Solutions – Cygnet Town Hall

Work Health and Safety – Commercial

Hutchinson Builders – MONA Jetty Tunnel

Civil Construction

Hutchinson Builders – MONA Jetty Tunnel

Specialist Contractor of the Year

Access Solutions – Cygnet Town Hall

Supplier of the Year

Access Solutions – The Point – Lift Upgrade

Hands-On Apprentice of the Year

Amos Wherrett, Tim Holmes Builder

State Apprentice of the Year

Ellsie Mead, Mead Con

Small Builder

Heazlewood Homes

Bathroom Project

Cunic Homes – Lord Street Bathroom

Kitchen Project

A2 Kitchens & Joinery – Falmouth Kitchen Project

Display Home

Wilson Homes – Marbella Display Home, Latrobe

Medium Density Construction – 2 to 5 Dwellings

Platinum Pro Constructions – Fleetwood Development

Medium Density Construction – Over 5 Dwellings

Hutchinson Builders – Kings Quarter – Stage 1

Renovation / Addition – Under \$200,000

Potters Croft – Tim Holmes Builder

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

LaDa Constructions – Rossendell

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

In2construction Services – Hobart Terrace House

Renovation / Addition – \$650,000 to \$1 Million

Inhabit Construction – The Little House

Renovation / Addition – Over \$1 Million

Mead Con – The Outlier Wilderness Retreat

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

Platinum Pro Construction – Fleetwood Project

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

Heazlewood Homes – Project Eberhardt

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

Heazlewood Homes – Hunt Residence

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

CBC Custom Building – Beaumont

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

Inhabit Construction – Fron Haul

Dwelling Construction – Over \$2 Million

3D Construction and Developments – The Sanctuary

Health Facility

Vos Construction & Joinery – Launceston General Hospital Acute Medical Unit

Education Facility

Fairbrother Construction – Friends School Redevelopment

Entertainment and Recreation Facility

Vos Construction & Joinery – Living City Waterfront Precinct

Renovation / Fit-Out – Under \$1 Million

CBC Custom Building – Oi Studio

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

Fairbrother Construction – Friends W.N Oats Centre

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

Vos Construction & Joinery – Launceston General Hospital Acute Medical Unit

Renovation / Fit-Out – Over \$10 Million

Fairbrother Construction – 39 Frankland Street

New Construction – Under \$1 Million

My Build Collective – Westella Cellar Door

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

AJR Construct – Windermere Visitor Node

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

Anstie Constructions – East Tamar Child & Family Learning Centre

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

Vos Construction & Joinery – Dove Lake Viewing Shelter

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

Vos Construction & Joinery – Living City Waterfront Precinct

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

Fairbrother Construction – Devonport Waterfront Hotel

New Construction – Over \$50 Million

Hansen Yuncken – Southern Remand Centre

Unique Achievement in Construction

AJR Construct – Windermere Visitor Node

Young Builder of the Year

Kyle Zanetto, Zanetto Builders

Residential Builder of the Year

Inhabit Construction

Commercial Builder of the Year

Vos Construction & Joinery

2023 National Award Winners

We congratulate the following 2023 State Winners, who went on to win their category at a National level.



National Apprentice of the Year

Ellsie Mead Mead Con

Growing up in a building family, becoming a builder was never far from her mind.

Mead Con's projects cover just about every facet of the building industry, so Ellsie has been lucky enough to have gained valuable experience in many different types of building work, whether it was residential, commercial or civil works, she has diligently applied herself and gained the respect of her work colleagues and she has also become a mentor for other female apprentices.

Ellsie is now an experienced Leading Hand carpenter, working on yard and workshop set ups, co-ordination of team daily tasks and paperwork, risk assessments, allocating jobs and ensuring licensed people are distributed throughout teams. Her organisational skills enable her to effectively coordinate, communicate and run toolbox meetings, deliver presentations and conduct training sessions. Her self-confidence at public speaking has been a great tool in assisting her being part of the Women Building Australia program, Master Builders Job Ready program across Tasmania and has also assisted in Job Seeker workshops, trades workshops and Apprentice Information sessions, where she has tried to guide other young hopeful industry participants into the exciting Building & Construction industry.

Overall, Ellsie has excelled as an apprentice and her list of achievements and experience is quite astounding for someone who is only 22 years old.

National Renovations / Extensions Award Under \$200,000

Tim Holmes Potters Croft Extension

Designed by: Tim Holmes

Photos by: Peter Deck

Potters Croft Extension by Tim Holmes Builder and Designer replaces an earlier structure razed to the ground by the 2013 Dunalley bushfires. The project is an experiment with salvaged and recycled materials and building craft. It is an exercise in learning and mentoring and a milestone shared between an experienced builder, a final year apprentice and a first year apprentice. Both apprentices were involved with all aspects of the building process from concreting and rammed earth to joinery. The flexible design and collaborative construction process created opportunities for each team member to showcase their skills and building interests in the final product. A project excellently constructed with love and care and one with an ongoing legacy.





National Civil / Infrastructure Award

Under \$25 Million

Hutchinson Builders MONA Jetty Tunnel

Designed by: Nonda Katsalidis Architects

Photos by: Jesse Hunniford

Carving tunnels in the Berriedale foreshore seems a commonplace occurrence in recent years, but the technical challenges of doing so are not. Safety, accuracy and aesthetics all have a huge part to play in any successful tunnelling undertaking. Hutchinson Builders have demonstrated that they are adept at managing these requirements, and in doing so to the exacting standards of the MONA team. The end result here is both a functional and aesthetic triumph, making for an easier but more dramatic arrival for those disembarking the MONA Roma ferry. The finished project is a credit to the Hutchinson Builders team.



National Commercial / Industrial Construction Award

\$20 Million – \$50 Million

Fairbrother Construction Devonport Waterfront Hotel

Designed by: Lyons and Scanlan Architects

Photos by: Olivia Sattler

This project sets a new quality benchmark for hotel accommodation in Devonport, and Fairbrother Construction's intimate involvement in all stages of the project should rightly see them take a lion's share of the credit for the quality of the final result. It is a large, complex project that accommodated multiple design changes and the impact of COVID-19 interruptions mid-construction but has nevertheless been delivered to a very high standard inside and out. Acknowledging the technical and construction challenges faced in its delivery on an exposed coastal site abutting Bass Strait, this is an outstanding project.





Best Use of Australian Made Products Residential

Zanetto Builders
ASGARD

Designed by: Honed Architecture
Photos by: Matthew Long

Asgard by Zanetto Builders utilises 2.5 kilometres of Australian Blackbutt shiplap timber externally and internally. Timber integrity was maintained during construction with timber carefully handled and stored and boards sorted into set lengths to manage allocation and minimise wastage. Before installation, butt joints and end cuts were sealed and back-cut to create a drip edge. During set out, control lines were established, and each board was cut post-installation using a custom made, vacuum sealed, wall mounted track-saw. The concealed garage door was specifically engineered to accommodate the Blackbutt cladding. Blackbutt continues internally with custom joinery, a timber fireplace and corridor linings concealing doors. This product is locally made, responsibly sourced, sustainable, beautiful and in this project an absolute triumph.





Farewell to Matthew Pollock

Master Builders Tasmania CEO 2018 - 2023

Since his appointment as Executive Director of Master Builders Tasmania (MBT) in September 2018, Matthew Pollock has played a pivotal role in transforming the organization.

Under his leadership, he successfully modernised the Association, driving significant growth even amidst challenging conditions. His efforts in constitutional reform ensured that MBT's governance remained both modern and compliant, fostering long-term financial sustainability.

Matthew's leadership style combined a keen commercial acumen with a personal touch. If not found in the office, he was often on the golf course, where he skilfully built relationships that benefited the organisation. An influencer without trying, he set the standard for the professional wardrobe in the building and construction industry, popularising the white shirt, tan pants, RM Williams boots, and either a navy jacket or black puffer vest.

Matthew's high-profile role as the public face of MBT and his strong advocacy for the Tasmanian building and construction industry led to a strengthened brand and increased influence with government and key stakeholders. His political and commercial acumen allowed him to navigate complex industry interests, engage effectively with diverse stakeholders, and secure crucial funding, such as the High Vis Army initiative, which delivered lasting impacts for the industry.

He also guided the development of the new MBT headquarters and training facility, from concept to completion, further solidifying his legacy. Additionally, Matthew's leadership during the pandemic provided stability and direction in uncertain times. His ability to foster stronger ties with the national office and set the principles for GTO growth contributed to the ongoing success of MBT as a peak industry body.

Known for his frequent use of the term 'pipeline of work,' Matthew is credited with popularising this phrase, which became a key part of the industry's vernacular under his watch. His contributions, including the development of MBT's new headquarters and his steady guidance during the pandemic, have left a lasting impact on the organisation and the Tasmanian building industry as a whole.

Thank you, Matt, for all you did and gave to MBT and the Tasmanian building and construction industry. You left us in a much better position than when you started, and we are grateful for your vision, tenacity and care.



Matthew Pollock
Former CEO of MBT

Policy & Advocacy

Policy Priorities Summary

Master Builders continues to support the Government's efforts to grow the workforce necessary to support the building and construction industry in Tasmania. The High Vis Army initiative is core to this and focuses on a stronger and larger construction workforce. With the recent announcement by the Government to extend the High Vis Army funding by another two years through until 2027, Master Builders, in partnership with the Government looks forward

to growing our workforce by 25 per cent and delivering 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 support our aim to lay the economic foundation to build a more resilient Tasmania.



Priority 1: Building Capacity and a Resilient Workforce

40,000 tradies by 2030

Training centre vital link

Rob Inglis

A new training centre for "the next generation of Tassie tradies" is set to welcome 3000 aspiring builders through its doors every year and will play a key role in supplying the workforce for a proposed new advanced manufacturing facility in the north of the state.

Construction of the Master Builders Tasmania training centre at Cambridge is expected to be completed by the end of the year and will begin taking students in early 2024.

Master Builders Tasmania chief executive Matthew Pollock said safety training would be a focus of the centre and the facility was intended to boost the capacity of the building and construction industry in order to accommodate the state's pipeline of major infrastructure projects.

"Once it's fully operational, we'll have 3000 students a year through this facility," he said.

Mr Pollock said SunCable's advanced cable manufacturing facility proposed for Bell Bay, which is projected to create 800 jobs during construction and 400 during operations, would be a boon for the industry.

But it meant the state needed to increase apprentice numbers to keep up with the number of projects on the horizon, such as the planned Macquarie Point stadium.

Master Builders have forecast that Tasmania requires a 40,000-strong construction workforce by 2030. There are currently about 23,000 builders in the state, Mr Pollock said.

"We're on track to reach



Felix Ellis, Matthew Pollock and Dean Young. Picture: Supplied

40,000 now," he said.

"We need to keep that momentum going."

Skills, Training and Workforce Growth Minister Felix Ellis said Tasmania had 40 per cent more apprentices than it did five years ago and the state government was "acting now in partnership with industry to deliver ... training opportunities".

"There are kids in high school today that we hope will be taking up an apprenticeship at the SunCable facility, and potentially the stadium and other opportunities around our state," he said.

"We want to deliver, in partnership with [SunCable] and with industry, as many opportunities as we can for Tasmanian kids to come through and get a trade in the construction sector."

Opposition Leader Rebecca White said the Liberal government had not "taken vocational education seriously for their entire 10 years of government".

"This ... government simply hasn't taken the responsibility they have to provide training options for Tasmanians very seriously. And that's why we are seeing workforce shortages."

1. Work with Skills Tasmania, the State Education Department, TasTAFE and the other High Vis Army participants to improve secondary school pathways and greatly uplift female participation in the industry.

2. Pilot new ways of attracting and retaining apprentices other than through traditional secondary school pathways

3. Set aside 20% of contested Skills Funding for the construction industry.

4. Provide greater support for the MBT Group Training Organization.

5. A dedicated construction industry EAP service.

Peak body forecasts more builders needed

Hugh Bohane

MASTER Builders Tasmania CEO David Clerk says forecasts released today by Master Builders Australia show why a more prominent building and construction workforce is needed in Tasmania.

"There is massive demand in Tasmania for commercial, civil and residential construction," Mr Clerk said.

According to the forecasts, the rise in rental market pressures has several causes.

New home building on the higher-density side has been depressed since prior to the COVID-19 pandemic, while landlords have increased rents in response to higher mortgage interest costs.

The uptick of post-pandemic inward migration to Australia has increased demand for rental accommodation when the flow of new supply to the market is low.

Mr Clerk said the Tasmanian and Australian governments have policies to boost the number of new homes built in Tasmania.

Under the Australian government's National Housing



Tasmanian buildings under construction. Picture by Philip Biggs

accord, Tasmania could be expected to build over 25,000 new homes over five years.

"Without a more extensive workforce, we will fall short of this target. Tasmania could be up to 10,000

dwellings short of this target over the next five years," Mr Clerk said.

The forecasts predict that total construction activity will likely grow by 1.1 per cent during 2023-24 before

staging a powerful uplift of around 11.8 per cent in 2024-25. Additionally, construction activity is likely to enter a modest downturn, with the volume of work in the state

projected to fall back to \$4.25 billion at the end of the forecast horizon in 2028-29.

The forecast 20 per cent drop in new dwelling starts in Tasmania next financial year is the result of higher interest rates and work-

force shortages. "We can't do anything about interest rates, but we can do a lot to ensure we have a strong, capable, well-trained workforce to do the job. That's why the High Vis Army initiative is so important," Mr Clerk said.

"This is a joint initiative of the building and construction sector and the government, aiming to boost the number of people in the industry. It's vital to increase the building and construction workforce from 25,000 workers currently to around 40,000 so Tasmania can build the houses we need."

There is massive demand in Tasmania for commercial, civil and residential construction.

David Clerk

New-homes target not going to plan amid tradie shortage

AUSTRALIA is forecast to fall well short of a landmark national goal to build 1.2 million homes in five years as worker shortages and planning hurdles cut into house construction.

Building industry forecasts released on Tuesday estimated about 1.09 million new homes would be started in the years from July.

About half of the 112,000 shortfall is expected to come from NSW and South Australia, while only the ACT is predicted to meet its portion of the agreement.

The forecasts came after official data showed the production of high-density homes was in reverse, with commencements in 2022/23 falling to a 12-year low.

Master Builders Australia said falling inflation and interest rates would lead to a more favourable investment market and a building turnaround.

But government efforts to increase supply were being countered by supply-side constraints such as work-

force shortages, industrial relations changes and poor planning systems.

"Workforce shortages continue to be the biggest challenge for the industry across all sectors," Master Builders Australia chief executive Dennis Wines said.

"At a federal level, the government's priority should be growing the building and construction workforce."

The nation's largest residential builders' association said maintaining government incentives for detached housing in the ACT and NSW in 2024 and make up about 45 per cent of new



Australia is set to fall short on a bid to build 1.2 million homes in five years. Picture AAP

"No stone should be left unturned to increase workforce capacity and improve skills shortages if we are to reach the goal of building 1.2 million homes," Housing Industry Association managing director Jocelyn Martin said.

Skills Minister Brendan O'Connor said more TAFE investment, including expanding a menu of fee-free courses, would help address shortages.

But convincing enough skilled tradespeople to take a pay cut to teach at TAFE also had to be achieved.

"I need industry to understand that if they need the skills for their industry - then we need to work out a better way to supply the trainers and teachers needed," he told ABC Radio.

The Master Builders data estimates about 500,000 of the 1.1 million forecast homes will be apartments and units. Multi-dwelling building commencements are expected to outstrip detached housing in the ACT

and NSW in 2024 and make up about 45 per cent of new

lock said that the building and construction industry could act like a "shock absorber" for the state in uncertain economic times, by keeping Tasmanians employed in residential, non-residential, and civil construction.

"These forecasts cover the next five years, and importantly what they show is an improvement in prospects for building and construction across all three sectors," Mr Pollock said.

"We're seeing an expected uptick in new housing construction, to exceed 3000 new homes per year on average for the five years."

"But one thing that the fore-

Builders call for more workforce investment

Duncan Abey

Proper investment in Tasmania's construction workforce - and a continued pipeline of big-ticket projects - were vital to the continued success of the building sector, the industry's peak body says.

Releasing its five-year forecast on Monday, Master Builders Tasmania said that building activity would peak in Tasmania at \$4.45bn in 2025-26, but only if the right workforce was available, and projects such as the Macquarie Point stadium and the revamp of Launceston's York Park went ahead.

Master Builders Tasmania chief executive Matthew Pol-

lock said that the building and construction industry could act like a "shock absorber" for the state in uncertain economic times, by keeping Tasmanians employed in residential, non-residential, and civil construction.

"These forecasts cover the next five years, and importantly what they show is an improvement in prospects for building and construction across all three sectors," Mr Pollock said.

"We're seeing an expected uptick in new housing construction, to exceed 3000 new homes per year on average for the five years."

"But one thing that the fore-

cast did point to is that workforce development will be the crucial driver if we are to meet the expected build volumes.

"Industry has done a great job partnering with the government over the last couple of years to build the construction workforce through programs like the High Vis Army, and partnerships with TasTAFE."

"But, moving forward we need to keep that momentum going."

Mr Pollock said demographics in the Tasmanian construction industry were a cause for concern, with the impending retirements of key licence-holders a threat to the sector's ongoing economic health.

"It kills me that young Australians have lost the dream of home-ownership," he told ABC Radio.

He also said that recent cuts to training funding put future jobs at risk, and particularly threatened the delivery of training in regional areas where demographic issues were most acute.

"With more than 3000 apprentices currently on the books in Tasmania, we can boost that even further, which is important because like many industries we have an ageing workforce and we will need more young people to build our future," Mr Pollock said.

"What's important is that the money from the Building and Construction Industry Training Fund is going to where it is needed most, and Master Builders' view is that it's needed to have the licensed builders on the ground to support the construction of social and affordable housing, and the of the government's infrastructure pipeline."

Mr Pollock stressed the importance of major sporting infrastructure projects in Tasmania, saying the proposed stadium at Macquarie Point in Hobart, and upgrades for UTAS Stadium in Launceston, had the potential to give a start to 450 apprentices.

"They are the next major projects in the pipeline and if we don't build them then the question becomes what's next?" Mr Pollock said.

Returning TAFE to state service a 'step backwards'

Benjamin Seeder

LABOR'S election promise to return TasTAFE to the state service has been labelled a "step backwards" by a key construction industry lobby group.

Master Builders Tasmania chief executive officer David Clerk said Labor's

policy would unwind positive changes at the training provider.

"Making TAFE a stand-alone organisation was a huge achievement," he said.

"Scrapping those changes would damage TAFE's ability to be a lean, effective training organisation and we do not support that."

The Liberal government in 2022 transformed TasTAFE from a government department into a corporatised government business enterprise akin to Hydro Tasmania.

But the Australian Education Union at the time claimed the government did not consult teachers

'step backwards' lobbyists say

properly about the move, and that transferring TasTAFE out of the state service would leave teachers with lower pay and less secure benefits. Labor education spokesman Josh Willie said bringing TAFE back in to the State Service would "deliver better outcomes for students and teachers".

"The Liberals have turned TasTAFE upside down and created a terrible workplace culture which has become so bad that teachers are regularly speaking out," he said.

"We've also seen students speak out about mismanagement, overfilled classrooms and low staffing

levels, which are making Tasmania's skills shortage worse."

The Australian Education Union has been contacted for comment. Managers in the construction industry as well as other areas have long complained of the difficulty in hiring skilled workers in Tasmania.

Priority 2: Building Affordable Housing for the Long Term

Duelling hard hats and hi-vis

Major parties announce housing policies

David Killick

Premier Jeremy Rockliff and Labor leader Rebecca White donned hi-vis and hard hats and visited construction sites to announce competing housing policies on Thursday.

Mr Rockliff dropped in at an inner-city unit development to pledge a \$35m 'Homes Faster' fund to build hundreds more houses, apartments and units over the next two years if his government is returned to power.

"Homes Faster will quickly turn plans on a page into bricks and mortar homes, building hundreds of homes for Tasmanians right across the state," he said.

"First, we will cut stamp duty in half when Tasmanians buy a new apartment or unit off the plan or under construction, up to a value of \$750,000 for two years.

"Second, we will add a \$10,000 per unit incentive for developers with up to 50 units, to get more new infill medium or high-density units built close to identified key development areas.

"Third, we will provide short-term, interest-free loans up to \$1m for medium-density units and apartments to assist with early headworks charges.

"We need more houses, apartments and units for Tasmanians to live in or rent, and every single one of these measures will turn plans into reality,



Premier Jeremy Rockliff at a housing project on Thursday with Housing Minister Nic Street (left).

sooner." The policy – and the pledge of a \$6m extension to the hi-vis army – was welcomed by the Property Council, the Housing Industry Association the Master Builders and the Civil Construction Federation.

Visiting a building site at Bridgewater, Labor's Rebecca White said her party would push the construction of 2000 new apartments in four years.

"We're going to change the apartment code, making sure that local government is working hand-in-hand with the state government to make sure we can meet our obligation to build more houses in Tasmania," she said.

"We'd also provide a 50 per cent stamp duty concession for people who are purchasing a new apartment up to the value of \$750,000.

"We expect that this will provide an incentive for people to purchase an apartment and choose living an apartment

lifestyle to support them realise their dream of home ownership."

Master Builders Tasmania CEO David Clerk said Tasmania historically had low levels of home unit construction, but that needed to change.

"We know that this year, there's probably going to be close to 3000 new dwellings started. Of those 3000, only 280, approximately, are going to be apartments or units.

"So that needs to be increased if we're going to deal with the housing issue that we've currently got in the state."

The Tasmanian Greens released a housing policy in February, with key elements being to fund the construction of 1000 quality public homes each year by quadrupling annual funding and creating a Public Works Department directly employing tradespeople to work on their construction.

"We expect that this will provide an incentive for people to purchase an apartment and choose living an apartment

lifestyle to support them realise their dream of home ownership."

A LONG WAY FROM HOME

Tassie to miss housing target by 10,000 plus

New data released by the Master Builders Association of Tasmania reveals an alarming slowdown in new building starts. The trend means that unless there is dramatic turnaround, the state will miss its National Housing Accord targets – set just two years ago – by 11,350 homes. **DAVID KILICK REPORTS, PAGE 2**

1. Incentivise the construction of medium density housing.
2. Aspire to the highest homeownership rate in Australia.
3. Fund a detailed review of Housing Supply in Tasmania.
4. Work with Homes Tasmania and the State Government to improve the operating model for the delivery of social and affordable homes.
5. Boost land supply and unlock privately held land zoned for residential development.
6. No increase to NatHERS star ratings.
7. Defer unnecessary regulatory change to the construction industry.
8. Greater funding to upgrade utilities infrastructure.
9. Local government reform which seriously considers the long-term viability of maintaining 29 councils.

Replicating '90s key to reaching housing target

David Killick

Tasmania will need to reverse a recent slowdown and set new records in housing construction if it is to hit targets set under the National Housing Accord, the Master Builders Association says.

New data produced by the Master Builders Association shows Tasmania will miss its target by more than 10,000 homes if current trends persist.

The MBA's latest building and construction industry forecasts show a slowing economy, weak consumer confidence and a tight labour

market contributing to the slowing of new housing starts.

Signed in 2022, the National Housing Accord includes an initial aspirational target to build one million new, well-located homes over five years from mid 2024.

Master Builders Tasmania CEO David Clerk says the latest projection is that just 14,300 new homes will get started across Tasmania over the life of the accord, 11,350 homes short of the target.

"Our population size implies Tasmania will be expected to deliver about 25,600 new homes over the five years to

June 2029," he said.

"This looks like a formidable ask: the state's home-building industry has never come with more than 19,000 new homes in any five-year period on record."

"The most it ever got was 18,520, and that was more than 30 years ago."

New home building appears to have suffered a sharp decline during 2023-24 with an estimate of 2347 new home building starts – a drop of 23.3 per cent on the previous year.

Tasmania's greatest weakness is in the construction of higher-density housing. Just

9.5 per cent of new starts are in that sector of the market.

The state government announced a two-year halving of stamp duty on higher-density homes during the election campaign and legislation has passed parliament.

Premier Jeremy Rockliff flagged the need for "more infill medium-density housing" in the Tasmania Housing Strategy.

"The past five years have seen only about 1500 new homes being started on this part of the market," Mr Clerk said.

Remarkably, Tasmania's heyday for higher density

home building was back in the early 1990s with about 5000 new higher density homes delivered over the five years to 1993-94.

"If we could replicate this over the next five years, our chances of beating the Accord would be hugely enhanced."

The MBA's forecast showed continuing strength in the non-residential market, with a solid medium-term pipeline of projects.

"The next five years are likely to be quite favourable in this part of the market with \$5.4bn worth of work predicted to get carried out."

Higher prices, falling demand squeezes builders

Sean Ford

TIMES remain tight in Tasmania's home building sector, with higher materials prices locked in and drop-offs in housing starts and approvals.

A string of building companies have fallen over in the state and nationally, with higher materials costs coming up against fixed price contracts that were signed in cheaper times.

Other factors have also taken a toll. Master Builders Tasmania chief executive David Clerk said the Tasmanian home building sector was in a decline.

Mr Clerk said the state had 3520 new dwelling starts in 2021-22 and 3060 in 2022-23.

The projection for the current financial year was about 2850. He said there were a lot of factors behind the "dip". That included higher interest rates.

"We're seeing the exit of first home buyers from the market because it's been so hard to get the financing ...," he said.

Fixed contract arrangements had become a problem for many builders, given



Builders hard at work. The home building sector is battling through tighter times. File picture

the steep rise in the cost of materials through the pandemic period and a continued, slower growth in prices in recent times.

"That's on top of reduced volumes of demand," Mr Clerk said.

He said builders in the commercial sector were "doing pretty well".

"Most have pretty good

pipelines of work," he said.

Mr Clerk said MBT employed 104 apprentices through its group training organisation. The apprentices were placed with builders, who did not have to employ them directly.

Mr Clerk said that was helpful because the pipeline of work was "often pretty lumpy".

MBT markets the apprenticeship scheme as being "designed to take the hassle out of being an employer, making it easier to engage an apprentice while not taking on the concerns of employing an apprentice directly".

Recent declines in home starts and approvals were despite an ongoing housing shortage.

The number of new dwellings approved by Tasmanian councils has fallen away sharply since a pandemic period boom in 2020-21.

Australian Bureau of Statistics trend terms figures showed total approvals in January were down by 7.1 per cent compared with December and 26.6 per cent weaker than in January 2023.

Priority 3: Backing Business and the Government to Create More Jobs

Solutions to housing tied in red tape

Rob Inglis

Swearing reforms are needed to address Tasmania's housing crisis and clearing red tape should be at the top of the priority list, industry chiefs say.

Housing Industry Association (HIA) Tasmania executive director Stuart Collins said the "number one frustration" for the industry was planning red tape, which he said caused "significant delay and cost".

"While there are a number of councils that have streamlined their processes and achieved good outcomes there are many more that hide behind multiple requests for information that stop the clock, duplicate documentation and/or rely on contentious interpretations," he said. "If [a housing application is] zoned residential, fast services to boundary, satisfies height requirements, plot ratios and setbacks, it should not need approval, in HIA's view."

Master Builders Tasmania CEO Matthew Pollock said the housing approvals process should be simplified in order to fast-track crucial housing developments.

"I think that if there is a sensible development, sensible construction that sits inside the agreed building envelope, it should be a quick and streamlined process to get that past the approval phase," he said. "And often that is the case - if you're trying to build a standard home and you're not asking for any particular discretion, then often [the process] is reasonably quick."

"There's other areas where we could look at potentially really encouraging development. Particularly there's landowners out there who might have land that wouldn't be a bad spot for new construction, whether that's a greenfield site or something in the city, [there are] ways to reduce the associated infrastructure char-



CEO Master Builders Tasmania
Matthew Pollock.



Property Council of Australia state executive director Rebecca Elston with Premier Jeremy Rockliff and Master Builders Tasmania chief executive Matthew Pollock.

Planning reforms 'will help housing shortage'

Matt Maloney

PROPERTY and construction groups say the government's plan to establish new Development Assessment Panels will do much to tackle Tasmania's housing shortage.

Premier Jeremy Rockliff on Tuesday announced the government would soon draft new planning legislation which will allow developers the choice of whether to have a project assessed by a relevant council or a Development Assessment Panel (DAP), appointed by the Tasmanian

Planning Commission. He said the proposed legislation was designed to take the politics out of decision-making on developments.

Master Builders Tasmania chief executive Matthew Pollock said the planned reform was the most significant since the major projects in 2009.

"If we are going to meet future housing needs then we need to make it easier to get major housing developments off the drawing board," he said.

It is not acceptable that local politics gets in the way

It is not acceptable that local politics gets in the way of sensible projects in the middle of a housing crisis.

Matthew Pollock

of sensible projects in the middle of a housing crisis," Mr Pollock said the reform

would support inner city developments and larger scale greenfield developments in the outer suburbs to accelerate land supply and put downward pressure on land prices.

Property Council of Australia state executive director Rebecca Elston said the new approach to development assessment would enable proponents to access an independent and impartial decision-making process.

"DAPs are proven to enhance planning expertise in decision-making by improving the balance between

technical advice and local knowledge," she said.

"A depoliticised planning system ensures that future housing delivery decisions will be professionally made and expedited."

"This move will secure a steady stream of new homes keeping Tasmania affordable and accessible for the next generation of home buyers," Mr Rockliff said the legislation, to be put out as a draft for consultation later this year, would help the government reach its goal to build 10,000 new affordable homes by 2032.

1. Continued financial support for businesses to employ apprentices.
2. Support for the Macquarie Point Stadium.
3. Prioritise planning reform.
4. All documents and literature relating to regulations, codes and standards, to be made fully accessible online and free of charge for all.

Excited to build on Mac Point dreams

Genevieve Holding

As a second-year plumbing apprentice and Tasmanian Devils supporter, Lulu Whitehead is doubly excited about the potential to build and then potentially play in the proposed Macquarie Point stadium.

"It's unbelievable, it's something you don't see every day and especially for people down here, being able to build something like that," she said.

Ms Whitehead is part of the new workforce of trades Master Builders Tasmania CEO David Clark believes will benefit from the stadium build.

"We think that in terms of supporting our industry, particularly construction as it relates to industrial and commercial construction, you couldn't get a better project," he said.

There'll be a lot of people looking to Tasmania to understand and watch the development and progress of this construction.

"We think that at its peak, there could be up to 100 apprentices working on this site."

"We see the opportunity for new apprentices to get involved with a project that may provide skills that they otherwise may not get exposure to."

Mr Clark said the state's workforce was currently not "where it needs to be" to support the project, stating he would work with the Tasmanian government to plan for workforce growth.

"Given the shortage of large commercial projects in the state, a project of this scale just provides great opportunities to encourage students coming through school that may be thinking about a trade, getting involved with an apprenticeship to expect to be involved with a project like this," he said.

"We've got a couple of years to get things together and we believe that working with the state to understand exactly the skills that are required, we can make sure that our pathways programs are correct, we can make sure that we look at things like skilled migration, we can look at mature age apprenticeships, to kind of support where we need to do."

The potential for an interstate construction management company or interstate workers to be involved with the project wasn't ruled out by Mr Clark.

This comes after the release of concept designs for the stadium over the weekend, prompting calls from Labor leader Dean Winter that the construction jobs and contract money stay on the island.

Property Council of Australia's Tasmanian executive director Rebecca Elston said the stadium was the kind of "bold thinking and bold vision" Tasmania really needs.

"Ten years ago, you saw seven to 10 cranes in the sky at any time in Hobart," she said.

"What we've really been lacking are steel caps and hand hobs on the ground."

Ms Elston said there was excitement from the Property Council on the business opportunities from the stadium precinct's plan and the proposed Ronny High Performance Centre.

"Things like that really create some momentum and that certainty that we need for investment to come back to Tasmania that we're not seeing at the moment," she said.

Third-year carpentry apprentice Ben She said the stadium build would keep more apprentices in the state.

"I know a lot of good workers that have left the state purely because there isn't the money, there isn't the opportunity and there isn't a future down here in terms of building or if there is, there's going to be a lot of up and downs," he said.

"Projects like this are really going to kick things off and hopefully be a catalyst for other projects."



Master Builders Tasmania CEO David Clark, plumbing apprentice Lulu Whitehead, carpentry apprentice Ben She, and Property Council of Australia executive director Rebecca Elston at Macquarie Point. Below, new artist designs of the proposed stadium. Pictures: Chris Kidd, Cox Architecture.



DEVELOPERS HAPPY, CRITICS SAY IT'S A BLOW TO DEMOCRACY

PLANNING REFORM HAILED

WHAT THEY SAID

David Killick and Judy Augustine

Developers have leapt - and activists panned - proposed reforms to the state's planning system.

Premier Jeremy Rockliff has announced plans to allow proponents to remove some development proposals from councils and have them considered by expert panels instead.

The reforms would apply to developments with more than 50m in urban areas and more than \$5m elsewhere.

Planning Minister, Alliance Tasmania was quick to condemn the surprise move.

"Make no mistake, this is a developer-friendly move that will alleviate local communities and lead to poor planning decisions," state director Sophie Underwood said.

"Spinning council takes democracy and local decision-making out of planning decisions."

"This will skew planning in favour of developers and cut out the most important people in planning decisions."

Sophie Underwood, Planning Minister, Alliance Tasmania

It's payday for Liberal Party developers. They've been dreaming of this day.

Rosalee Woodruff, Acting Greens leader



Premier Jeremy Rockliff flanked by Property Council of Australia executive director Rebecca Elston and Master Builders Tasmania CEO Matthew Pollock. Pictures: Chris Kidd

But the announcement was welcomed by developer representatives.

"Today's announcement by the state government has the potential to solve the biggest planning problem we've seen in a decade and has the power to transform Tasmania," said the industry collectively.

The industry collectively has been calling for planning reform for years, we know that it is one of the major impediments to accelerating housing supply.

Premier Rockliff said the government would consult with both local government and developers while drafting the legislation.

He denied that the proposal would create a two-tier planning system.

"This is a strong policy decision that's been welcomed by key stakeholders, this is in the best interests of ensuring that we get things done, to build more houses and ensure that we have more roofs over Tasmanians' heads," he said.

Acting Greens leader Rosalee Woodruff said the reforms would rob communities of a say in major developments.

"The Premier is showing extraordinary overreach with these planning reforms, that he's proposed," she said.

"It's an overt attack on Tasmanians' right to have a voice about local community developments."

"This policy, while it's been spoken about, certainly has come out of nowhere," he said.

"You've got the planning minister on holidays and the Premier coming out to announce this. It shows how desperate they are about shifting the narrative about the failings of the government."

"They say it's about taking the politics out of planning. This isn't going to achieve that."

David Killick and Judy Augustine

Priority 4: Looking After Our Members

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



Mead's skills net her the highest honour

Ellie Mead has a natural affinity for carpentry - it is in her blood, after all. The daughter of MEAD CON Building and Civil Contractors owners Tim and Sharron Mead, Ellie Mead has forged her own path and been recognised for her efforts at the highest level. Named the 2023 National Apprentice of the Year by Master Builders Australia, Ms Mead said her journey began early, when her wood-working teacher noticed her potential. "He was pretty instrumental. He saw that I could do it as a career," she said. "I grew up with construction as a bit of second nature, but I hadn't considered an apprenticeship until around grade nine." Ms Mead's dual qualification in carpentry and joinery was signed off in 2022. She said she was thrilled to be named the apprentice of the year and she has gained a deeper understanding of what the industry's peak body considers excellence. "They look at your adaptability within the industry," she said. "At MEAD CON, we are lucky that we get to do commercial, residential, and industrial work. Master Builders does a lot of recruitment and retention programs around school across Tasmania, and I'm involved with them through that." Ms Mead loves what she does, she loves working on site with her hands. "I'm loving being a carpenter, I eventually want to transition into project managing at some point."

A moody Mona tunnel, stunning homes



Awards for builders at their best

Rob Inglis

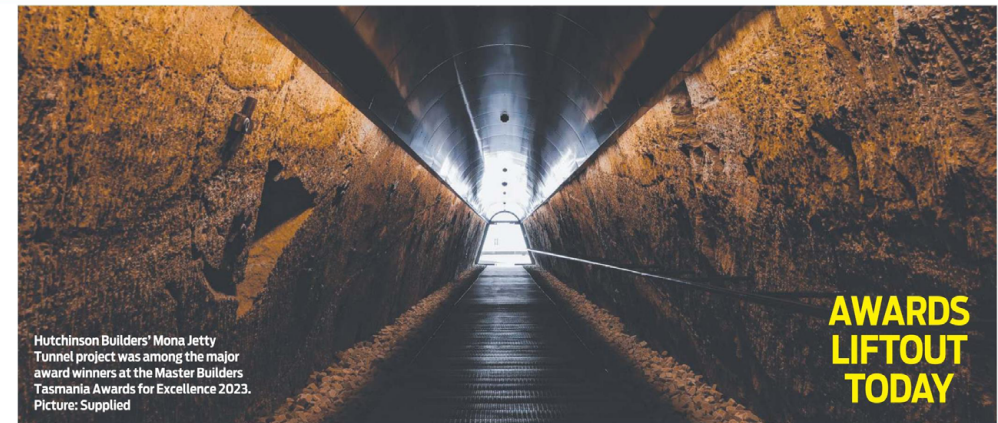
Australia's largest privately owned construction company has won plaudits for its work on the Mona Jetty tunnel, picking up multiple gongs for the project at the Tasmanian building and construction industry's night of nights. For the new tunnel at the museum, Brisbane-headquartered Hutchinson Builders won both the Civil Construction and Work Health and Safety (Commercial) categories at the Master Builders Tasmania Awards for Excellence 2023.



See full list of winners online.

lence 2023. First held in Hobart in 1991, the awards are attended by more than 500 industry representatives and members. This year's black tie event took place at PWI on Saturday night. The award for Dwelling Construction over \$2m went to 3D Construction and Development's Sanctuary project in northern Tasmania, while the New Construction \$20m-\$50m category was won by Fairbrother Construction for the Devonport Waterfront Hotel. Kyle Zanetto, of Zanetto Builders, was named Young Builder of the Year. Inhabit Construction was recognised as the Residential Builder of the Year and Vos Construction and Joinery won Commercial Builder of the Year. Master Builders Tasmania CEO Matthew Pollock said he was impressed by the industry's capacity to still deliver

and impressive commercial projects



AWARDS LIFTOUT TODAY

"exceptional projects in difficult circumstances", noting that supply shortages, price increases, and labour issues had all presented obstacles to builders in the past year. "It is with great pride that we acknowledge the exceptional accomplishments of this year's winners and finalists," he said. "Their achievements in the face of unprecedented challenges are truly commendable, and they have demonstrated resilience, innovation, and an unwavering commitment to excellence that exemplifies what it means to be a master builder." Another Devonport development to pick up multiple awards was Vos's Living City Waterfront Precinct in Devonport, which won the Entertainment and Recreation Facility and New Construction \$10m-\$20m categories. Tourism projects in the North-West cleaned up at the awards, with AJR Construct's Windermere Visitor Node on

the Overland Track winning the New Construction \$1m-\$2m category and Vos winning the New Construction \$5m-\$10m category for its Dove Lake Viewing Shelter. "Our members have made an amazing contribution to the tourism and hospitality sector. The award-winning facilities they've built in the region will help support the visitor economy for generations and it shows how highly skilled our members are," Mr Pollock said.



3D Construction and Development was recognised for The Sanctuary project, in the dwelling over \$2m category. Picture: Anjie Blair

Advocacy

Master Builders Tasmania is dedicated to advocating for the interests of its members, ensuring that our efforts with the government reflect the real concerns and needs of the industry. A key component of this advocacy is the input and guidance provided by our members.

The Master Builders Commercial and Housing Sector Committees play a pivotal role in shaping the Association's policy direction. Comprised of experienced members, these committees offer practical insights into the issues that impact the construction sector.

Their primary function is to develop policies and gather feedback from the broader membership and other industry stakeholders. They serve as a valuable reference point for government officials engaged in industry reforms.

As advisory bodies, these committees present well-researched policy recommendations to the Board, ensuring our advocacy is grounded in real-world experience.

Over the year, these committees have significantly contributed to several major industry reforms, including:

- \$9 million for the High Vis Army. Of which \$4 million committed to MBT in grants over the next 4 years.
- Community Builder – \$10 million in grants to unlock private investment in construction. Like HomeBuilder for commercial construction, this grant aims to unlock private investment through targeted public stimulus.
- \$300 million for social housing and a commitment for 10,000 new social and affordable houses over the next 10 years – including \$100 million already announced, \$50 million for new projects and \$35 million extra under the Affordable Housing Action Plan.
- \$2.5 million to encourage women into trades. \$400,000 of which is earmarked for greater engagement between industry and the government to boost female participation.
- \$20 million state government commitment to HomeBuilder.

- A mini BER style education facility construction program including \$28 million for construction of 6 new child care facilities, \$40 million for the Brighton High School (South region), \$20 million for the Cosgrove High School (south region) and \$25.3 million for the Sorell school also in the South. The North West gets \$18 million for the Penguin District School, \$9.9 million for the Devonport High School and \$24 million for the Legana Primary School.
- Reintroduction of a Tasmanian Home Warranty Scheme.

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.

Workplace 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 and state agencies who have carriage of WHS regulation, enforcement and/or policy development.

Planning Reform

- All federal and 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:

- 2024 year-end financial disclosures for the period 1 July 2023 to 30 June 2024.

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

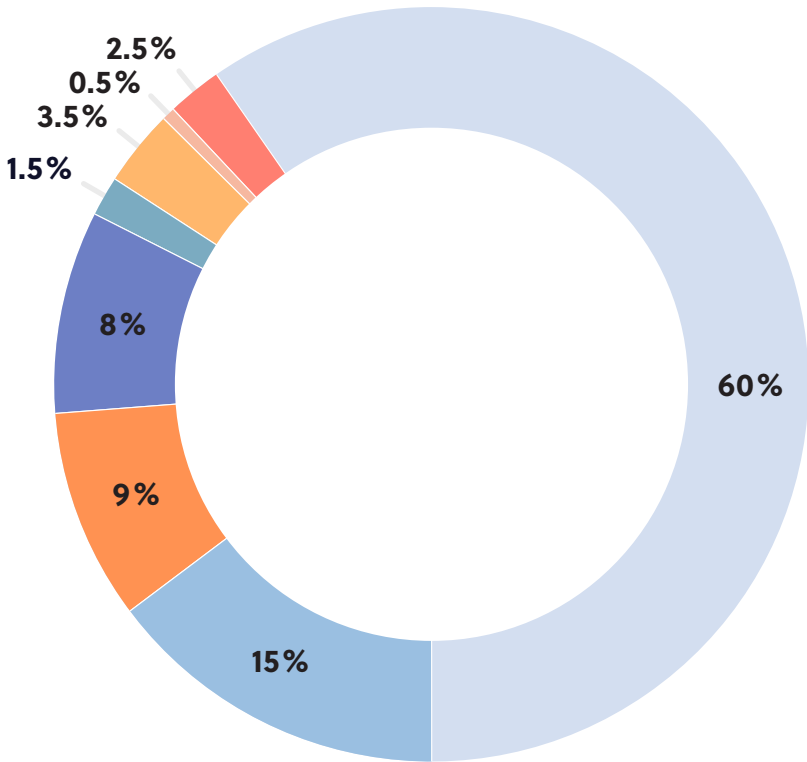
As an industry leader, Master Builders encourages high ethical standards. The associations Code of Ethics establishes a best practice guide by which members are expected to abide. In addition, the Association has a comprehensive Code of Conduct governing Council and Committee members, management and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

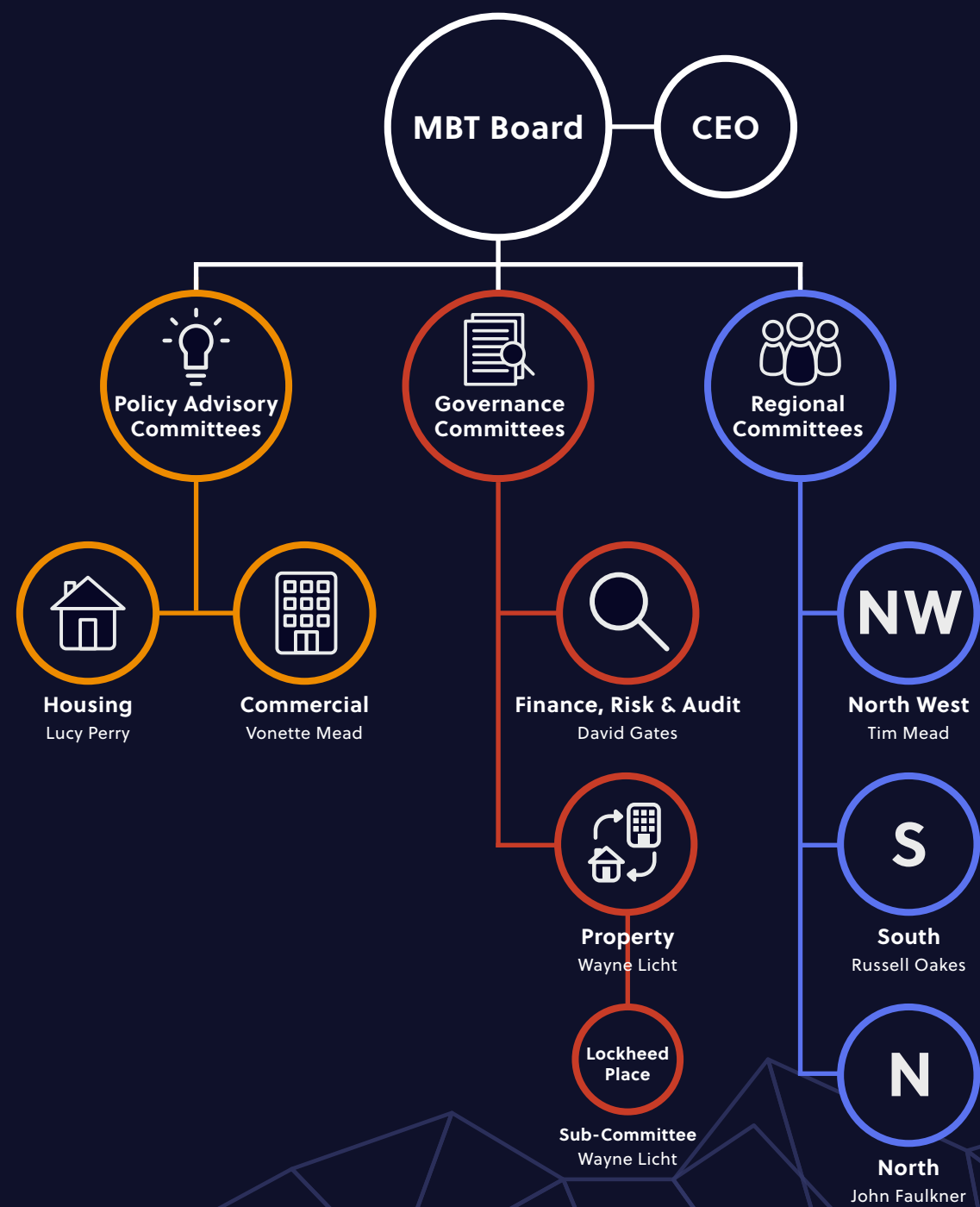
The association is committed to protecting the privacy of personal information and always seeks to comply effectively with the Privacy of personal information and always seeks to comply effectively with the Privacy Act 1988 and other laws regulating collecting, holding and administering such information.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

Members' Money Spent



Apprentice expenses	\$5,556,415
Salaries	\$1,377,799
Training	\$844,146
Administration	\$808,099
Property	\$160,450
Awards dinner	\$305,075
Consultancies	\$54,562
High Vis overheads	\$215,707

Board Structure



Meeting Attendance

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

Income & Expenditure Statement

Category	2024	2023	2022
Revenue	\$12,879,315.00	\$11,017,464.00	\$5,854,065.00
Expenses from ordinary activities	\$11,836,743.00	\$8,281,466.00	\$5,589,593.00
Operating surplus from ordinary activities	\$1,042,572.00	\$2,735,998.00	\$264,472.00
Other comprehensive income for the year	\$3,250.00	\$114,279.00	\$124,575.00
Total comprehensive income	\$1,045,822.00	\$2,850,277.00	\$389,047.00
Accumulated surplus at 1 July	\$11,380,935.00	\$6,883,664.00	\$6,494,617.00
Transfer from reserves to accumulated surplus	\$-	\$1,646,994.00	\$-
Fair value of investment in MBAIS for prior years	\$-	\$-	\$-
Accumulated surplus as at 30 June	\$12,426,757.00	\$11,380,935.00	\$6,883,664.00
Current assets			
Cash on hand & at bank	\$3,909,366.00	\$8,942,634.00	\$2,036,608.00
Debtors	\$1,051,385.00	\$538,259.00	\$641,229.00
Prepayments	\$53,809.00	\$79,349.00	\$34,354.00
Stock on hand	\$10,046.00	\$15,409.00	\$16,743.00
Other assets	\$-	\$-	\$-
Total current assets	\$5,024,606.00	\$9,575,651.00	\$2,728,934.00
Non-current assets			
Investment property	\$-	\$-	\$3,237,000.00
Fixed assets	\$7,407,386.00	\$3,986,742.00	\$3,149,946.00
Right of use assets	\$107,735.00	\$248,573.00	\$120,183.00
Other financial assets	\$1,164,619.00	\$1,161,369.00	\$1,047,090.00
Total non-current assets	\$8,679,740.00	\$5,396,684.00	\$7,434,036.00
Total assets	\$13,704,346.00	\$14,972,335.00	\$10,162,970.00
Current liabilities			
Creditors	\$335,238.00	\$1,276,535.00	\$231,248.00
Income received in advance	\$165,027.00	\$180,281.00	\$119,003.00
Leave entitlements	\$355,531.00	\$273,393.00	\$211,181.00
Other payables	\$228,649.00	\$175,814.00	\$56,120.00
Unexpended grants	\$-	\$982,985.00	\$527,013.00
Lease liability	\$26,850.00	\$195,299.00	\$20,478.00
Total current liabilities	\$1,111,295.00	\$3,084,307.00	\$1,165,043.00
Non-current liabilities			
Leave entitlements	\$49,762.00	\$56,918.00	\$39,068.00
Lease liability	\$116,532.00	\$143,796.00	\$121,822.00
Total non-current liabilities	\$166,294.00	\$200,714.00	\$160,890.00
Total liabilities	\$1,277,589.00	\$3,285,021.00	\$1,325,933.00
Net assets	\$12,426,757.00	\$11,687,314.00	\$8,837,037.00
Members' funds			
Accumulated surplus	\$12,426,757.00	\$11,380,935.00	\$6,883,664.00
Reserves	\$-	\$306,379.00	\$1,953,373.00
Total members' funds	\$12,426,757.00	\$11,687,314.00	\$8,837,037.00



Southern Region

6 Lockheed Place, Cambridge

T: 6210 2000

E: headoffice@mbatas.org.au

Northern Region

30 Gleadow Street, Invermay

North West Region

41 Steele Street, Devonport



mbatas.org.au

