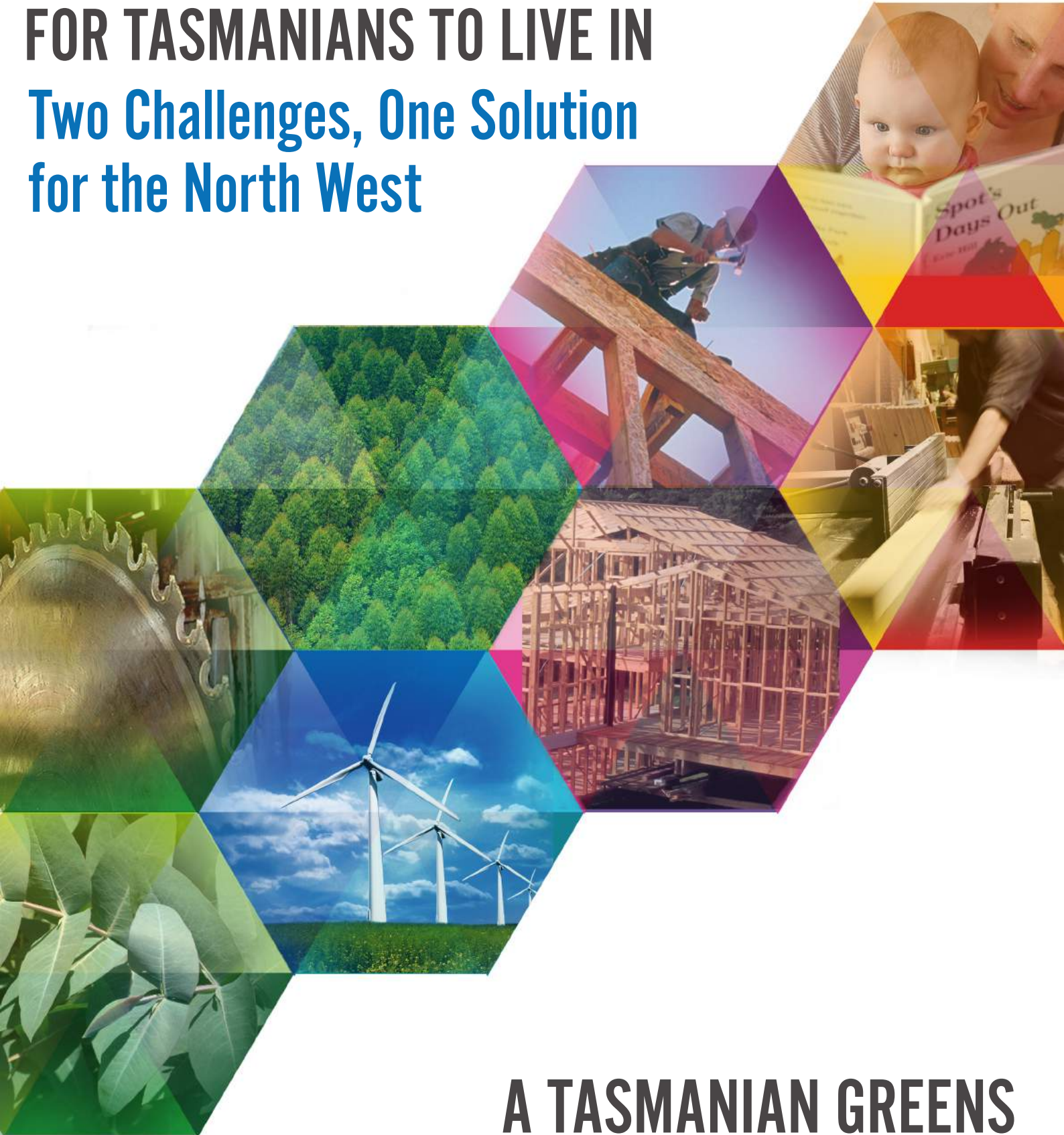


TASMANIAN GROWN AND BUILT HOUSES FOR TASMANIANS TO LIVE IN

Two Challenges, One Solution for the North West



A TASMANIAN GREENS POLICY INITIATIVE

Launched by Nick McKim MP and
Paul O'Halloran, February 2014



**TASMANIA.
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Tasmanian Grown and Built Houses, for Tasmanians to Live in

Two Challenges, One Solution for the North West

The Tasmanian Greens will invest \$11.5 million into creating jobs, and homes for Tasmanians who need them

Tasmania's north west coast has significant plantation resource, and a highly skilled workforce displaced by the national downturn in manufacturing. It has a high unemployment rate, and a need for stimulation of its manufacturing and building sectors due to the downturn in the forest sector, and decisions by private sector investors to move their operations offshore.

The Greens will provide demand for Cross Laminated Timber (CLT), and encourage private sector investment in CLT manufacture, and implementing a policy that requires new Housing Tasmania houses to be manufactured on the North West coast using CLT.

The Greens' **\$11.5 million** plan would create jobs for forestry workers, log haulers, sawmillers, designers, engineers and builders.

> THE ISSUE

- Tasmania has a large hardwood and softwood plantation resource on public and private land. Many of the plantations are stranded assets due to potential investors in downstream processing facility being dissuaded from investing by the Liberal and Labor parties' fixation on the Tamar Valley pulp mill.
- This provides opportunities for jobs in North West Tasmania, using local timber and local skills to kick start diversified timber production and manufacture, and build homes for Tasmanians who need them.
- The Greens' policy will provide initial demand for CLT, with the aim that it will underpin the attraction of private sector investment into ongoing CLT manufacture on the north west coast. In the future, CLT could drive major employment on the north west coast, with CLT and CLT manufactured products being exported nationally and internationally.
- Despite significant structural reform, the construction of 1500 new, energy efficient homes and the lowest public house waiting list in more than a decade under a Greens Housing Minister, there are still too many Tasmanians needing a secure, affordable home. Government must continue its efforts to increase the supply of affordable housing.
- Having a secure, affordable place to call home is a fundamental human right. It provides the foundation for economic, social and physical wellbeing.
- The Greens have already announced our plantations Policy Initiative, including a \$250 000 independent audit of Tasmania's plantation resource to provide up to date information to the

market on issues including age profile, species profile and management regimes.

- This is crucial information to provide a level playing field for potential private sector investors to allow them to assess opportunities for investing in downstream processing Tasmania's plantation resource.
- Tasmania's plantation species that would be suitable for manufacturing CLT includes nitens, radiata pine and globulus.
- Cross Laminated Timber (CLT) is used around the world as a building product. It is structurally load bearing, sequesters carbon, and has high thermal efficiency and moisture transfer. The Forte Building in Melbourne has been built using softwood CLT imported from Austria.
- CLT is a proven technology, and proven for use in building construction, but there is currently no commercial scale CLT manufacturing facility in Australia.

> OUR PLAN

The Greens **\$11.5 million investment** over the forward estimates will capitalise on our large hardwood and softwood plantation estate to invest in job creation and skill development in the north west, as well as deliver further thermal energy efficient public housing stock.

The Greens plan will invest:

- **an extra \$10 million over three years** into Housing Tasmania's Capital Investment Program
- **\$1.5 million** over the forward estimates into TasTAFE to provide training and retraining opportunities for workers in the North West
- **\$50, 000** Design prize to encourage innovative designs to be submitted for CLT houses.

"This is an exciting job-creating and local economy investment for the north-west."

Paul 'Basil' O'Halloran MP, Member for Braddon.



> DELIVERING OUR POLICY

The Greens' plan invests in job creation for forestry workers, log haulers, sawmillers, designers, engineers and builders, and will boost the north-west local economy.

Our extra **\$10 million** into Housing is also a sensible approach to boosting our public housing stock sustainably.

> Housing Capital Investment Program

Cross Laminated Timber houses have a range of benefits. They are more thermally efficient than houses built from conventional materials, which means that occupants have an improved standard of living due to lower heating bills. They also have high moisture transfer qualities, leading to more comfortable and healthier living environments for occupants.

- CLT homes also have carbon sequestration benefits, while many conventional construction materials emit carbon during their manufacture.
- They also have lower maintenance costs over the life of the building than many conventional buildings.
- The Greens' investment along with new Housing Tasmania policy settings, would provide a foundation demand for CLT. It would also encourage private sector investment into upgrading existing workshops and manufacturing facilities or establishing a new facility or facilities to manufacture CLT.
- The Greens would use the guaranteed demand from Housing Tasmania to underpin the offering of a tender for a private sector investor or investors to invest in upgrading existing facilities or developing a new stand alone CLT manufacturing facility.
- CLT houses are slightly more expensive to build than conventional houses. The Greens' investment in the Housing Tasmania Capital Investment Program would allow Housing Tasmania to increase housing supply even allowing for a marginal increase in capital cost per house.

> TABLE 1: *Tasmanian Grown and Built Houses for Tasmanians to live in* Investment

	2013-14 Budget	2014-15 Forward Estimate	2015-16 Forward Estimate	2016-17 Forward Estimate
	\$'000	\$'000	\$'000	\$'000
Housing Capital Investment Program	-	4 000	3 000	3 000
TasTAFE Training and retraining opportunities	-	500	500	500
CLT Design Competition	50	-	-	-

- The Greens also strongly support the development of a State Housing Policy, with an emphasis on housing that strengthens communities, is environmentally sustainable, is thermally efficient, minimises cost of living pressures and avoids suburban sprawl.
- We believe the focus of new housing developments should be on local solutions to liveability, sustainability and creating communities where people want to live, work and play. We also support the rejuvenation and refurbishment of existing social housing to create more comfortable, affordable homes, more connected, safe communities and to minimize waste.

> TasTAFE training and retraining opportunities

The Greens will invest **\$1.5 million over three years** to allow TasTAFE to offer training and retraining opportunities for workers. Some workers will need minimal or no retraining due to their existing skills base. Others will require more comprehensive skills development.

The Greens would enable TasTAFE to use a proportion of the allocated funds to upgrade its facilities on the north west coast if necessary to offer training opportunities in Cross Laminated Timber (CLT) manufacture and building using CLT.

> Design

The Greens will offer a **\$50, 000** design prize to encourage innovative designs to be submitted for Cross Laminated Timber (CLT) houses.

Designs submitted would be required to be flexible enough to cover a range of location and house size scenarios.