



Land Supply

The ACT Government has announced that it will increase the supply of residential land in response to improved market conditions. It is estimated that the demand for residential dwellings in the ACT will increase from 900 to 2,300 for 2006-07.

As part of this demand, the estimated requirement for greenfield land sites is forecast to increase from 900 in 2005-06 to approximately 1,200 in 2006-07 and beyond.

The Land Development Agency (LDA) will increase the supply of land to address this improvement in demand. Some 1,200 dwelling sites will be made available during 2007-7, with a further 3,500 sites to be made available in 2007-08.

In all, the land supply program will increase to nearly 5,000 dwelling sites, which equates to approximately 3.7 years of demand.

In the future, the main sources of land supply for residential dwellings will come from - the new suburb of Forde in north Gungahlin with around 1,000 sites, Wells Station with about 200 sites, the proposed new suburb of Franklin in south Gungahlin with about 1,300 blocks, the Metros development adjacent to the Gungahlin Town Centre with about 240 sites and Bonython West (Tuggeranong) in South Canberra with about 213 sites.

Source: Media Release from the Planning Minister Simon Corbell

Compliance

Under the *Building and Construction Industry Training Levy Act*, a range of work is identified as being liable for the payment of the 0.2% Training Levy.

Although most building work is subject to the Building Approval process, and subsequent payment of the Levy through ACTPLA, there remains a significant amount of work such as civil construction, which is not subject to this process.

Whilst the **Training Fund Authority** enjoys a good working relationship with existing project developers on this matter, new owners of work need to be mindful that the Levy must be paid wherever civil construction and landscaping takes place.

For further information, contact The **Training Fund Authority** Compliance Manager, Colin McJannett.



Mark Corrigan 4th year plumbing apprentice being congratulated by Gary Guy, CEO, Training Fund Authority, on winning the Construction Industry Training Council's **2006 Outstanding Apprentice Award**.

Training Programs Tops \$2m

For the third consecutive year, the **Training Fund Authority** provided over **\$2m** in funding for its five key programs for financial year 2005-06. This amount is \$147,246 more than the amount expended for the previous financial year.

Due to the high level of building activity in the ACT, total levy income for 2005-06 was \$2,956,952 an increase of \$825,333 or 28 per cent over the previous financial year.

The largest allocation of funds (\$973,137) was for Up-skilling and Professional Development followed by Entry Level Training (\$860,851). These two programs accounted for 90 per cent of total funding expended under the five key programs. Included in the Entry Level program was \$207,323 of funding to ACT employers who employed Australian Apprentices under the **Training Fund Authority's** Skill Shortage program.

The other three key programs (access & equity, research & development and promotion & marketing) also received a record amount of funding of \$209,08, an increase of \$61,714 over the previous financial year.

If you are considering attending an approved training program, contact the **Training Fund Authority** to enquire if you are eligible to receive up to 80 per cent of the training costs.

Construction work begins on ACT's newest residential community

Construction of the ACT's newest residential area has begun on the \$500 million new suburb of Forde.

Located between Mulligans Flat and Horse Park Drive, the suburb of Forde is expected to contain more than 1,000 homes and an anticipated population of 2,500 residents by 2013. The new community is being progressed as one of Gungahlin's first master planned developments.

Forde will offer a range of blocks and homes in a series of individual neighbourhoods around a village centre and more than 29 per cent of the community will be dedicated to open space, with every home planned within 200 metres of a landscaped park, wetland or nature reserve.

Hiking and bike trails, a Heritage Park, a Neighbourhood Centre with meeting places, café and recreational space as well as a heart with convenience retail stores, are also proposed.

The project is a joint venture between ACT Government's Land Development Agency and a consortia company Delfin Lend Lease and Canberra Investment Corporation.

Source: ACT Chief Minister's Office

Training Fund Authority Website

The **Training Fund Authority** website has undergone a major redesign. Visitors will notice a more streamlined easy-to-navigate site with several new additional features.

The new-look website is not limited to information about the latest news from the **Training Fund Authority**. It provides information on employer training incentives, additional funding to employers for trades with skill shortages and links to information and careers in the building and construction industry and Australian Apprenticeships. Application forms for funding for training can also be downloaded.

Previous visitors to the website should 'hit' their computer refresh button which will take you to the new website.

The website continues to attract new visitors, with July 2006 recording the highest number of visits since statistics have been collected three years ago. The website address is unchanged at www.trainingfund.com.au

Residential Building Approvals - June 2006

Main Features - Trend Data

In trend terms, there were 183 residential approvals in the ACT in June 2006, continuing the general upward trend experienced in the ACT since November 2004, and more than double the level at that time.

The national trend in residential approvals is suggesting a recovery; however, this data is notoriously volatile, and it is too early to determine whether national approvals have yet bottomed out.

A trend estimate of 183 approvals for one month is around the average of the past 5 years and equates to around 2,200 approvals per year. Although given that this level has not been consistently experienced over the past 12 months, the period has produced a little over 1,800 approvals.

The number of 'other residences' remains solid with 94 new units approved. While this is not a high number by historical standards, on the back of a solid 136 approved units last month, it indicates a firmness in this section of the market.

State / Territory Comparisons - Trend

The ACT is the only jurisdiction with significant growth between 2004-05 and 2005-06. The other jurisdictions with any growth; South Australia, Western Australia and the Northern Territory had consistently slower and less consistent growth than the ACT.

Source: ACT Department of Treasury and ABS

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The above courses are examples of courses for which the Training Fund Authority may reimburse up to 80% of the training Cost (conditions Apply).

For further information please call:

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