

Spring 2010 Newsletter

MASTER BUILDER

GERALDTON NORTHWEST

www.mbawa.com



DIANNE GILLELAND
Regional Manager
Geraldton Northwest

P: 08 9921 5061
F: 08 9965 5025
M: 0419 854 413

E: geraldton@mbawa.com

PO Box 1525
Geraldton WA 6531
82 Forrest Street
Geraldton WA 6530



CRYSTAL BAGLEY COMMENCED
WORK WITH MASTER BUILDERS
ON 23RD AUG 2010



Principal Partner



From the Managers Desk....

As I write, the background echo's the sounds of hammering and drilling, as the daily removal of furniture and fixtures prepares us for our move to new premises at 4 Walton Place, Geraldton. Additionally, entries for this year's Geraldton/Midwest awards have arrived and we are in readiness with judging only one week away. Our regional head judge Charlie Baggetta will be accompanied by builder/judge Geoff Kirkness this year. Apprentice of the year entries have been much appreciated and well up on previous years, thank you.

Our team has grown as Deanna and I welcome Crystal Bagley. Crystal will be our Front Office Receptionist, so she patiently works around makeshift furniture until the big move which will be close to fruition. Crystal has been working at Target for 3 years and will undertake her MBA position as a trainee in Certificate III. Given her current qualifications

we have no doubt she will sail through with flying colours. Welcome Crystal!

Sadly Geraldton has lost another of our Industry greats with the passing of Max Cramer on August 4th 2011. Max left us with many fond memories and will join our history books along with Brian Neil, Bert Pepperell and Kevin Giudice.

Branch training manager, Deanna Currie has been busy providing members with a number of varied and interesting courses throughout the regions. Most have been well supported so thank you to those of who attended. Please keep Deanna informed as to your interests and requirements and we will endeavour to fulfil your needs.

MBA's "Build it Better" campaign is our latest new and another exciting project which is featured in this newsletter.



Off and Racing in 2011

After our first successful Trade Race Day held jointly this year with the Master Plumbers and Master Builders we have gone one step further and invite one and all to join us in a Twilight Race event.

To be held on a Friday night, a perfect time to leave work early and make a relaxing start to the weekend. Even better all members are offered FREE entry!!

Suppliers take this opportunity to lock in early, take advantage of a great event one of the first in Geraldton then take a few days off to enjoy the beautiful Coral Coast!





DEANNA CURRIE MBA & MONIQUE WASLEY WACB



A fantastic response on the 13th July at the City of Geraldton Greenough offices in Geraldton saw MBA members and guests introduced to Sustainability in a variety of areas. Hosts, West Coast Sustainability are a new business and offer a one-stop shop for all sustainable products. They are aiming to cater for growing public demand and are offering builder packs to add more green into their new 6 star homes.

Owners Mark Reid and David Pratt gave a comprehensive presentation covering all aspects of Sustainable living, specializing in all types of solar power from stand alone power to back into the grid solar power. their 2

brands of solar power, CONERGY & WA Solar are both high quality products. Wind power, solar hot water, QUANTUM heat pumps and the latest technology in hot water are the most cost efficient to run.

They also have Grey water units, rain water harvesting systems or just rainwater tanks from all sizes, wood screens & fences recycled plastic decking and shapes & design, construction & assessments.

The night continued with the exciting announcement of a new partnership with the Master Builders Geraldton Branch and the City of Geraldton Greenough. The 'Build It Better' partnership will encourage future buildings in the region to be built higher than the minimum standard for environmental performance.

Senior Sustainability Officer for the City of Geraldton-Greenough, Andrew Outhwaite, said design and construction of buildings has a major effect on communities' health, economy and environment.

"Only a small percentage of the current buildings in Geraldton meet reasonable expectations for environmental performance," he said.

"Many homes are going to be built in Geraldton in the near future to the minimum standard. However, we want to raise the bar and increase the environmental sustainability of our residential and commercial buildings.

"It will be a challenge to the industry, community and government, but it is also an opportunity to increase the environmental sustainability of buildings, to grow local design, building and contracting businesses, and to reduce building-occupants' exposure to rising energy and water costs," said Mr Outhwaite.

Several projects are being looked at to involve partners including the sustainable retrofit of social housing or a charity building; a sustainable demonstration home/village; a construction and demolition waste reduction and re-use project; an online network for sustainable building professionals; an online resource to allow builders and customers to make more informed choices; and a sustainable building showcase event planned for September 2010.

A Sustainable Quarterly



BRIAN DAY, DIAN GILLELAND, ANDREW OUTHWAITE, PHIL MELLING, MARK REID & DAVID PRATT



BRIAN DAY & BRIAN CALLAGHAN



DI GILLELAND & AMY ZINETTI



TRAVIS HUNTER & DAVID PRATT



Welcome New members

All Decor Exmouth

Associated Painting
Services

Clark Rubber
Geraldton

CNM Polishing

David O'Meara

Delron Cleaning

Geraldton
Industrial Metal
Fabricators

GNC Concrete

Murchison
Rammed Earth

McKeno Blocks
& Paving

McMahon Services
Australia

Silvi Care Pty Ltd

Tim Davies
Landscaping

West Coast
Sustainability

BMK Building



Calendar of Events

SEPTEMBER

- 15/09/10 Geraldton
- 16/09/10 Port Hedland

OCTOBER

- 11/10/10 Geraldton
- 11/10/10 Geraldton
- 14/10/10 Karratha
- 14/10/10 Karratha
- 30/10/10 Geraldton

Contract Management
Restricted Asbestos Removal

Project Scope Management
Project Time Management
Project Scope Management
Project Time Management
Building Excellence Awards



The Build It Better Committee (BBC) is to facilitate partnerships and oversee projects related to the 'Build It Better' Program and the shared vision of a more sustainable Built Environment. The high level outcomes we are working towards include:

Successfully demonstrate a partnership approach to generating change towards sustainability.

Reduce our communities' vulnerability and risk related from environmental change and

resource shortGrowth the diversity, strength, size and capacity of the local economy. This can be achieved through a demonstrated increase in the dollar value of products and services procured and manufactured locally.

Ensure appropriate development with no net loss of environmental assets or services, for example through over-extraction, pollution or physical degradation. This means taking into account local constraints and opportunities related to building materials, recycling and re-use, biodiversity conservation, renewable energy.

Committee Members

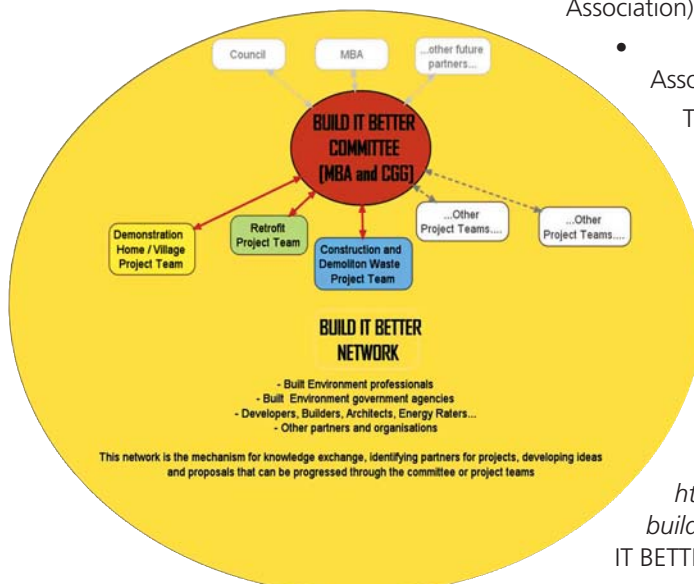
The standing BBC members are:

- Phil Melling (Director Sustainable Communities, City of Geraldton-Greenough)
- Allan Shiell – Chairperson (Principal Building Surveyor, City of Geraldton-Greenough)
- Andrew Outhwaite (Senior Environmental and Sustainability Officer, City of Geraldton-Greenough)
- Martin Mathews (Master Builder's Association)

- Brian Day (Master Builder's Association)

There are also floating members who are invited in by the Master Builder's Association and the City of Geraldton-Greenough.

Anyone interested in joining the network and being part of these projects can find out more at



This network is the mechanism for knowledge exchange, identifying partners for projects, developing ideas and proposals that can be progressed through the committee or project teams

<http://cgg.wa.gov.au/planning-building>. Click on the blue "BUILD IT BETTER" button to view more.

A Break Away from Work

MBA Regional Manager Di Gilleland took the weekend off with husband Dennis to enjoy a night in Perth to accept an invitation from Broome International Airport and Roebuck Estate Development to watch Eagles play Carlton on Saturday 24th July. Sadly the Eagles went backwards after half time and saw Carlton return with a healthy win of 26 points.

Di is pictured at half time with Broome Airport Manager Nick Belyere & Rob Menzies, Executive Director – Projects Roebuck Estate Development and Broome International Airport and of course the “Eagles Mascot” (Not so lucky this time!!)



NICK BELYERE, EAGLES MASCOT,
DI GILLELAND & ROB MENZIES

On The Finishing Line

At the time of writing, excitement is mounting with the near completion of Master Builders new Geraldton premises.

A fantastic Display Showroom is attracting a wide range of interest from a number of exhibitors. This amazing facility will provide not only a one stop shop to the ever growing Midwest Public arena but is fitted with a comprehensive Training facility being offered to businesses and the building industry at large.

The facility is the first for Master Builders in W.A. achieving one more stepping stone in the Geraldton North West Branch's 46 years in the region.



SHOWROOM UPDATE

Self Managed Superannuation & Property —What a Combination

Property has been used as a vehicle for investment return by Self Managed Superannuation Funds (SMSF) for decades. What has changed in recent times is the ability of SMSFs to borrow to purchase an investment property, using an installment warrant arrangement. This leverage can enable the SMSF to further enhance returns to build your nest egg for retirement

If the gearing ratio is appropriate, the rent that you receive for the property can cover the running costs of the property including interest. This means that the superannuation contributions that are paid to the fund can be used to pay off the property loan. These contributions can be either as a self employed person or if your employer pays the contributions on your behalf. If you can salary sacrifice into your fund, you can effectively get a tax deduction for paying off your investment property loan

If this borrowing was not permitted, then you would have to wait until you had built up enough cash in your SMSF to purchase the property. This could mean that you would miss out on all the possible capital growth on the property while you build your cash balance. With the ability to

borrow you could take advantage of the capital growth on the property from the day you make the investment commitment.

One of the benefits of superannuation funds is the low tax environment. If you, as the member of the superannuation fund, is under 60 years of age, the rate of tax levied on your investment returns is 15%. Compare this to a possible 46.5% if you earned that same amount as an individual.

With capital gains on the sale of assets, if the superannuation fund has held the asset for more than twelve months, then the tax is levied on the gain at 10%.

After you reach the age of 60 as a member in pension mode, the tax rate imposed on all fund income, including capital gains is 0%. That's right, your investment returns can become tax free. The pension that the fund is paying you is also tax free.

If you are interested in exploring how a Self Managed Superannuation Fund could benefit you and your property decision, our team of business professionals at RSM Bird Cameron are available at the following offices to discuss your options:

Busselton – Fiona Parsons (T: 9752 1406)
Bunbury – Kingsley Smith (T: 9722 5600)
Geraldton – Trevor Lake (T: 9920 7400)
Albany – Joanne Gilbert (T: 9841 2766)
Kalgoorlie – Bill Franklyn (T: 9021 1499)



BRIAN DAY AND CLANCY ROWE REMOVE OLD DISPLAY PANELS FROM THE CURRENT MBA OFFICE

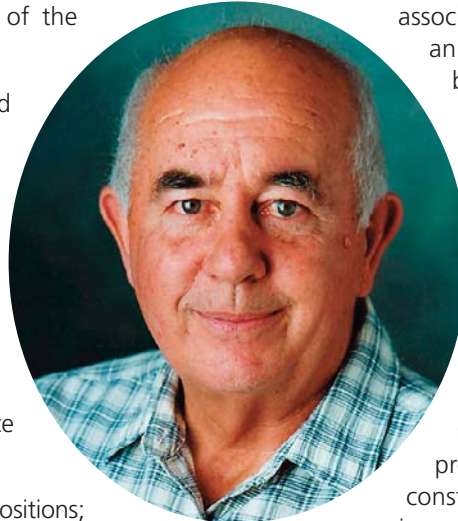
Farewell Max

On the 6th July Geraldton was saddened by the news of the passing of Max Cramer.

Max Cramer a registered builder was a foundation member of the Geraldton branch of the Master Builders Association of WA. He attended the associations first general meeting on the 9th October 1964 at 8.00pm in the Ambulance Hall Geraldton.

Max held the following positions;

- o 1971 – 1972 Chairman
- o 1972 – 1973 Chairman
- o 1970 – Vice President
- o 1971 – Disputes Committee member
- o 1972 – Disputes Committee member
- o 1978 – Assistant Secretary
- o 1979 – 1980 Chairman
- o 1980 – 1981 Chairman



Through my perusal of the past association minutes, Max played an integral and active part in bringing the needs and strict guidelines required of the building and construction industry to the attention of the committee and the Geraldton City Council. Through this regional branch, Max and his committee lifted the profile of the Association and its builder members to ensure and provide quality building and construction guidelines to the region.

Max along with this small contingency of builders were responsible for holding together through their vision and support a regional Branch which is today 43 years strong.

The many photos in MBA records show he was always a strong and jovial participant.

He will be sadly missed. Farewell Max.



DI GILLELAND AT THE CAREERS & TRAINING EXPO 2010

Geraldton Iron Ore Alliance Community, Careers & Training Expo 2010

On Thursday 5th August 2010 Durack Institute of Technology held a most successful Careers Expo at the Durack Institute of Technology in Geraldton.

The primary objective of this event was to expose community members in particular 13 -19 year olds to career paths in areas of skills shortage and emerging industries in the Midwest Region.

It was an opportunity for community and youth to arm themselves with up to date information on careers, employment and training and to network and liaise directly with regional employers.

The expo aim was to increase the knowledge of local people when making decisions about future career, employment and training options and to create an interactive event for 'all of community' to participate in.



Regional
Prize
Winner

The regional prize winner for early payment of renewal fees is

Ross Middleton

The prize is a Telstra Phone.



BIG SKY *big ideas*

FESTIVAL 2010

Saturday 18 September WORKSHOP

Interested in building or retro fitting a 'sustainable' low energy house?

This workshop will help you make it happen

Local architects - Jennifer Hurley and Bruce Sherwood - explaining the principles using plans and photos of **Geraldton** houses

Stories from local people who've built or retro fitted sustainable **low energy** houses in Geraldton

Promotional stands available for commercial providers for services and products (contact us if you are interested in a display area)

Time: 9am to 12noon (sausage sizzle to follow)

Date: Saturday 18 September

Workshop to be held at **DURACK** Institute of Technology

This free workshop is an initiative of the Build it Better Committee



REGISTER NOW!

Register at the Library ph: 9956 6659. Register by 10 September for catering and promotional stand space

More info on the program contact:

Allan Shieff 9956 6630 or email allens@cgg.wa.gov.au

To book your promotional stand contact:

Matt Silvester 9956 2855 or matt.silvester@grdton.training.wa.gov.au



A vision by and for the community
of Greater Geraldton City Region



City of
Geraldton-Greenough
Regional Library





MBA – MPA

(Master Builders Association – Master Plumbers & Gasfitters Association)

BUILDING & CONSTRUCTION

TWILIGHT RACE MEET

TRADE INDUSTRY EXPO 2011!!

Promote your company & products to the Coral Coast Region

| | |
|-------------------------------|--|
| Venue: | Geraldton Turf Club, Uttakarra. Grassed area - main gates. Prime location. |
| Date: | Friday 25 th February 2011 |
| Expo Time: | 3pm - late - Twilight Meeting |
| Public Entry Cost : | FREE to MBA and MPA members |
| Exhibitor set up Time: | 10.00am – Midday. Limited number of FREE 3 x 3 Tents. First in bookings only! Hire charges will apply thereafter at \$150each. |
| Bookings: | FAX 9965 5025 |
| Contact: | Di Gilleland - Master Builders Association Ph: 9921 5061 or M: 0419 854 413 - Email: Geraldton@mbawa.com Bryce Steel – Master Plumbers & Gasfitters Association Ph: 9471 6600 or M: 0417 188 334 |

EXHIBITORS REGISTRATION FORM

Company Name: _____ Contact Person: _____

Postal (invoicing) Address: _____

Suburb: _____ P/Code: _____

Phone: _____ Mobile: _____ Email: _____

Please tick additional requirements:

Bay type: 3 x 3 Tent = \$150 Van Other (description incl. area required) _____

Misc: Trestle Chair/ each # = Power Other requirements: _____

Payment Details: **MBA Member** **MPA Member**

| | | |
|----------------------------------|---|---|
| Credit Card Details: | <input type="checkbox"/> Bankcard <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa | |
| Card Number: | | Expiry Date: |
| Cardholders Name: | Signature | |
| EFT Details: BSB: 306 051 | Account: 0398729 | Reference: Twilight Expo Race Day Inv# |