

2021 State Electorate Analysis

Master Builders Association of WA



STRONG BUILDING **STRONG WESTERN AUSTRALIA**





ABOUT THIS DOCUMENT

Master Builders Western Australia has undertaken an analysis of state electorates based on state electoral boundaries and 2016 Census data to understand the relative importance of the building and construction industry to local economies and communities.

The analysis ranks the current 59 state electorates in order according to the proportion of people employed by the building and construction industry.¹

Also identified is the number of small building and construction business owners that reside in each electorate, which are traditionally small builder and tradie businesses.

The data shows that 29 (50%) of the 59 State electorates, building and construction accounts for at least 10% of employment, with the highest being Butler with 14.3% of employed residents working in building and construction.

Top 10 Construction Seats in WA

1. **North West Central (19.4%)**
2. **Butler (14.3%)**
3. **Burns Beach (14.0%)**
4. **Wanneroo (13.8%)**
5. **Joondalup (13.0%)**
6. **Vasse (12.8%)**
7. **Dawesville (12.7%)**
8. **Warnbro (12.2%)**
9. **Hillarys (11.9%)**
10. **Landsdale (11.8%)**

What is clear from the research is that the northern suburbs of Perth features prominently in construction employment figures, so all political aspirants will need to ensure their policies take this into account.

In the top 10 construction seats, small builder and tradie businesses account for 3% or more of total employment.

For interest, the State Electorate with the least number of employed residents working in building and construction is in the State Electorate of Kalgoorlie with only 4.2%.

¹ Proportion of employment includes people employed in small building and construction businesses

TOP 10 **METROPOLITAN** CONSTRUCTION SEATS

Butler

North Metropolitan

Hillarys

North Metropolitan

Burns Beach

North Metropolitan

Landsdale

North Metropolitan

Wanneroo

North Metropolitan

Darling Range

East Metropolitan

Joondalup

North Metropolitan

Kingsley

North Metropolitan

Warnbro

South Metropolitan

Scarborough

North Metropolitan

TOP 10 REGIONAL CONSTRUCTION SEATS

1 North West Central

Mining & Pastoral

2 Vasse

South West

3 Dawesville

South West

4 Mandurah

South West

5 Bunbury

South West

6 Collie-Preston

South West

7 Murray-Wellington

South West

8 Albany

South West

9 Geraldton

Agricultural

10 Warren-Blackwood

South West

TOP 10

CONSTRUCTION SEATS

ACROSS THE STATE

1 North West Central

Mining & Pastoral

6 Vasse

South West

2 Butler

North Metropolitan

7 Dawesville

South West

3 Burns Beach

North Metropolitan

8 Warnbro

South Metropolitan

4 Wanneroo

North Metropolitan

9 Hillarys

North Metropolitan

5 Joondalup

North Metropolitan

10 Landsdale

North Metropolitan



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THE DATA ANALYSED

State Electorate	Current MP	Construction Employment as % of Total Employment (2016)	Building & Construction Business Owners as % of Total Employment (2016)
North West Central	Vince Catania (NAT)	19.4%	1.2%
Butler	John Quigley (ALP)	14.3%	4.3%
Burns Beach	Mark Folkard (ALP)	14.0%	4.7%
Wanneroo	Sabine Winton (ALP)	13.8%	4.9%
Joondalup	Emily Hamilton (ALP)	13.0%	4.3%
Vasse	Libby Mettam (LIB)	12.8%	5.9%
Dawesville	Zak Kirkup (LIB)	12.7%	4.8%
Warnbro	Paul Papalia (ALP)	12.2%	3.0%
Hillarys	Peter Katsambanis (LIB)	11.9%	4.7%
Landsdale	New Electorate 2019	11.8%	3.6%
Darling Range	Alyssa Hayden (LIB)	11.7%	3.6%
Mandurah	David Templeman (ALP)	11.6%	3.4%
Kingsley	Jessica Stojkovski (ALP)	11.5%	3.9%
Scarborough	Liza Harvey (LIB)	11.3%	3.3%
Rockingham	Mark McGowan (ALP)	11.2%	2.8%

State Electorate	Current MP	Construction Employment as % of Total Employment (2016)	Building & Construction Business Owners as % of Total Employment (2016)
Baldivis	Reece Whitby (ALP)	11.2%	2.3%
Bunbury	Don Punch (ALP)	11.2%	3.2%
Swan Hills	Jessica Shaw (ALP)	11.0%	4.2%
Cockburn	Fran Logan (ALP)	10.9	2.8%
Kwinana	Roger Cook (ALP)	10.7%	2.3%
Collie-Preston	Mick Murray (ALP)	10.6%	2.9%
Balcatta	David Michael (ALP)	10.6%	3.1%
Murray-Wellington	Robyn Clarke (ALP)	10.5%	2.8%
Forrestfield	Stephen Price (ALP)	10.4%	2.7%
Mirrabooka	Janine Freeman (ALP)	10.4%	2.9%
Carine	Tony Krsticevic (LIB)	10.3%	3.9%
Kalamunda	Matthew Hughes (ALP)	10.2%	3.8%
Thornlie	Chris Tallentire (ALP)	10.2%	2.7%
West Swan	Rita Saffioti (ALP)	10.0%	2.5%
Armadale	Tony Buti (ALP)	10.0%	2.4%

State Electorate	Current MP	Construction Employment as % of Total Employment (2016)	Building & Construction Business Owners as % of Total Employment (2016)
Willagee	Peter Tinley (ALP)	9.8%	3.2%
Morley	Amber-Jade Sanderson (ALP)	9.7%	3.0%
Jandakot	Yaz Mubarakai (ALP)	9.7%	2.7%
Belmont	Cassie Rowe (ALP)	9.7%	2.3%
Albany	Peter Watson (ALP)	9.4%	3.4%
Geraldton	Ian Blayney (NAT)	9.4%	2.7%
Bassendean	Dave Kelly (ALP)	9.2%	2.6%
Midland	Michelle Roberts (ALP)	9.1%	2.5%
Warren-Blackwood	Terry Redman (NAT)	8.8%	4.4%
Southern River	Terry Healy (ALP)	8.7%	2.1%
Moore	Shane Love (NAT)	8.5%	3.6%
Cannington	Bill Johnston (ALP)	8.2%	2.2%
Bicton	Lisa O'Malley (ALP)	8.2%	3.1%
Maylands	Lisa Baker (ALP)	8.0%	2.0%
Fremantle	Simone McGurk (ALP)	7.9%	2.8%

State Electorate	Current MP	Construction Employment as % of Total Employment (2016)	Building & Construction Business Owners as % of Total Employment (2016)
Mount Lawley	Simon Millman (ALP)	7.9%	2.6%
Victoria Park	Ben Wyatt (ALP)	7.6%	1.9%
Kimberley	Josie Farrer (ALP)	7.6%	2.8%
Riverton	Mike Nahan (LIB)	7.4%	2.1%
Pilbara	Kevin Michel (ALP)	7.0%	1.1%
South Perth	John McGrath (LIB)	6.7%	1.9%
Bateman	Dean Nalder (LIB)	6.6%	2.1%
Perth	John Carey (ALP)	6.6%	1.4%
Churchlands	Sean L'Estrange (LIB)	6.6%	2.3%
Central Wheatbelt	Mia Davis (NAT)	6.1%	2.5%
Roe	Peter Rundle (NAT)	5.8%	2.4%
Cottesloe	David Honey (LIB)	5.2%	2.0%
Nedlands	Bill Marmion (LIB)	4.3%	1.2%
Kalgoorlie	Kyran O'Donnell (LIB)	4.2%	1.0%

KEY POLICIES

A strong building industry is a crucial driver of a strong economy. It creates jobs, trains people, drives wider economic growth and builds better communities. It also creates a strong multiplier effect that contributes to the wider economic wellbeing of the nation through increased demand for materials, products and services.

The building and construction industry is particularly vulnerable in the current environment due to its dependence on global supply chains and heavy reliance on cash-flow. The next 4 to 10 years are crucial to ensure the industry continues to grow and support the multiplier effect, enabling a strong economy and positive local job outcomes for the benefit of all Western Australians.

We need an approach that cuts 'red' (bureaucratic) and 'green' (environmental) tape, builds confidence in the industry and facilitates spending to maximise a consistent pipeline of building and construction work – enabling the industry to build structures that the entire community depend on, and will benefit from for decades to come.

Our election priorities centre around 5 central themes. We're asking Western Australia's next state government to commit to actions that help the building and construction industry grow, increase our contribution to the economy, improve building confidence and build a better industry.





Building Safe & Productive Workplaces

Priority must be on safe and productive workplace culture in the building industry. The incoming State Government must support the development of a building sector that is underpinned by public confidence, focused on proactive safety measures and free from unlawful conduct, maximising the benefits of infrastructure and investment spend.

1.1 Establish a dedicated Building and Construction Minister to better oversee and coordinate government planning, procurement, investment and regulation of building and construction activity.

1.2 Commit to progressing important industry reforms to build confidence in the building and construction sector.

1.3 Commit to ending the abuse of safety as a bargaining chip in industrial relations matters that costs the community significantly, and ensure the law is upheld and enforced.

1.4 Address inquiry recommendations to ensure WorkSafe operates as an effective and appropriately resourced safety regulator with a proactive regulatory

approach and commitment to education and safety culture. The new industrial manslaughter laws do nothing to improve safety in the workplace, and the focus must be on proactive safety measures that achieve results.

1.5 Develop a dedicated, industry focussed training and education program to improve safety risk identification and management, to be delivered by RTOs and subsidised by the Construction Training Fund.

1.6 Invest in preventable disease programs to eradicate asbestosis and promote safe practices around the use of silica to avoid silicosis.



Economic Settings for Stability & Growth

Western Australia needs a strong building industry as we continue the transition out of COVID-19, but this will only be possible if we get the economic settings right. Our state must address barriers in key policy areas such as tax, home ownership, land affordability and migration levels to deliver a stronger building industry.

2.1 Maintain the pipeline of work for the housing sector, including through continuing commitment to social housing, first homeowner grants, and stamp duty exemptions and concessions for first home buyers.

2.2 Address impediments to home ownership through broader stamp duty concessions for all new residential projects and local government stimulus measures to inject growth and support local economies in regional Western Australia.

2.3 Invest in and expand the State Government-owned Keystart program to support more Western Australians to achieve home ownership.

2.4 Conduct a review into land affordability to understand the reasons for significant increases in land prices, and how to best ensure adequate supply and affordability of titled land ready for construction.

2.5 Promote population growth to drive economic growth, attract skills and labour from interstate and overseas and increase investment into Western Australia.

2.6 Review taxes, fees and charges borne by consumers such as stamp duty, 7% foreign investor surcharge on residential property, unnecessary compliance costs through 'red' and 'green' tape, and state and local government taxes.



Infrastructure & Investment

Targeted infrastructure keeps us out of traffic jams, ensures we are better connected, allows us to be healthier and makes our cities more productive, whilst creating job, training and education opportunities. Making a long-term commitment to major capital works projects in conjunction with engineering and social infrastructure such as education, health and community facilities will make a big difference to economic confidence and prosperity in WA. Getting procurement right at the start is also critical to set the State up for success and deliver quality outcomes and value for money.

3.1 Work with the Federal Government to release more shovel ready infrastructure projects from the pipeline and increase medium-sized construction maintenance projects to immediately spur growth, create jobs and get the economy moving.

3.2 Drive commercial construction through greater infrastructure investment in capital works projects and asset creating social infrastructure, whilst continuing current projects such as Metronet precincts and Perth City Deal projects.

3.3 Establish our 'CommunityBuilder' program to activate investment by NFPs and community groups through State Government Grants of 25% of the value of the new/substantial renovations to community facilities up to the value of \$5 million.

3.4 Support Regional WA through implementation of a Regional Deal in Bunbury and utilising Royalty for Regions funding to increase commercial construction in regional locations.

3.5 Demonstrate leadership and best practice in procurement and avoid a "race to the bottom" through innovative procurement models, qualitative assessment criteria, fair apportionment of risk, independent superintendents, prompt payment and ongoing financial performance measurements.

3.6 Ensure forward planning and early release of priority and future infrastructure projects by Infrastructure WA, so that industry has certainty around the pipeline of works, tendering processes, and what it can confidently engage in over the longer term.



Jobs & Skills for the Future

As the state's second largest employer with 120,000 people or 9% of the WA workforce and over 40% of the state's apprentices, the building and construction industry is crucial to the state's economy. Training the next generation, upskilling industry participants and increasing diversity are essential to achieving the highest standards of building quality and innovation now and into the future.

4.1 Provide workforce development support and address the growing demand for construction and trade skills and diversity through apprentice incentives, a building and construction new workers program, and support for GTOs.

4.2 Support employers to increase apprenticeship completion rates through targeted measures and increased incentives to take on more apprentices in building trades and see them to the end of their apprenticeship.

4.3 Implement targeted pre-apprenticeship programs to produce site-ready and productive tradesmen and

tradeswomen who contribute to positive workplace safety culture and boost business productivity.

4.4 Provide industry funding to develop a state 'Women Building Western Australia Mentoring Program' (modelled on the successful Master Builders Australia mentoring program) to attract and retain women in the WA building and construction industry.

4.5 Actively promote the building and construction sector as a valuable and satisfying career path for women with target groups and the general public.



More Small Business & Less Red Tape

Small business makes up 40,176 businesses in the building and construction sector – more than half the industry's output and almost one third of the total jobs, the greatest number of any industry segment. The State relies on a confident, entrepreneurial and innovative small business sector, yet efforts are hindered by financial and regulatory impediments such as onerous taxes, over-regulation and excessive compliance burdens, adding to higher costs of homes and infrastructure.

5.1 Address over-regulation of the building and construction industry and reduce 'red' (bureaucratic) and 'green' (environmental) tape burdens, to ensure only fit-for-purpose and evidence-based regulation remains and new legislation is subject to cost-benefit analysis. All regulation must be applied proportionately.

5.2 Ensure Security of Payment legislation reduces the risk of non-payment in the industry by being practical, industry-focused, commercially viable and readily understood and applied by industry players. Should a retention trust model be pursued, implement a phase-in period and an education and training program, to be delivered by industry RTOs, to support the roll-out and ensure industry can comply with trust accounting obligations.

5.3 Commit to a future-proof building approvals framework that can adapt to the changing nature of housing demand and delivery through evolving demographics, planning reforms, technological advancements, and future challenges.

5.4 Commit to pursuing a coordinated national response to stop the flow of

non-conforming building products into Australia, establish a compulsory product certification system and ensure appropriate enforcement action.

5.5 Develop workable insurance coverage options to address the home indemnity insurance and the professional indemnity insurance crisis.

5.6 Commit to an improved 'one planning framework' that concisely accounts for state, regional and local plans and policies, guides decision-makers in both strategic and statutory planning matters, supports consistent and efficient planning decisions, and limit delays in residential planning approvals.

5.7 Implement our 'Easystart' Program to provide for the granting of certified building application/approvals within 5 days for sufficiently documented proposals, and fast-tracking processes to obtain missing information to achieve efficiency and reduce delays.

5.8 Pursue the formal registration of town planners to achieve appropriate accountability (as per building surveyors).

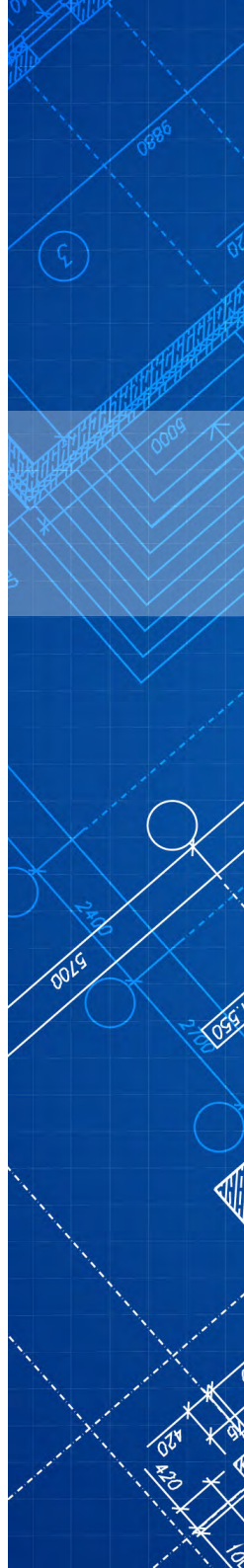
MORE INFORMATION

For more information regarding Master Builders WA's key policies, please see the corresponding Advocacy Platform document. This can be accessed via the Master Builders WA website:

www.mbawa.com/2021-state-election

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The background is a detailed architectural blueprint of a building, rendered in white lines on a dark blue background. The blueprint shows various structural elements, including walls, doors, windows, and stairs. Numerous dimensions are provided in millimeters (e.g., 1200, 1500, 2100, 3000) and meters (e.g., 0.800, 1.250, 1.500). There are also circular callouts with numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15) and rectangular callouts with numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15). The text "STRONG BUILDING" is in white, and "STRONG WESTERN AUSTRALIA" is in white on an orange background.

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