

Media release

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Eleri Morgan-Thomas, CEO

More homes delivered with modulars

Homes Tasmania is delivering more homes sooner, using modular construction and making better use of available land.

Two modular homes were craned into position on vacant land in Glenorchy today and will be ready for tenanting early in the New Year.

Homes Tasmania CEO, Eleri Morgan-Thomas, said modular construction had been integrated into the ongoing delivery program of new social housing supply in Tasmania.

“Modular construction has unique benefits, so it is important that it is in the mix when we are designing our pipeline of works,” Ms Morgan-Thomas said.

“Modular construction is efficient because trades can work simultaneously without the need to schedule works and travel over multiple sites and locations.

“Weather-related construction delays are also reduced in factory builds and that is a significant advantage given the above average rainfall and number of extreme weather events that affected builds last year.”

Podmatrix Director, Mitchell Walker, said modular construction could help get people into homes faster.

“The two-bedroom units were constructed in approximately six weeks at the Podmatrix workshop in Brighton,” Mr Walker said.

“Once the unit is craned into position, works onsite, like service connections, final fit-out and landscaping, will bring the total construction and build time to 14 weeks.”

Ms Morgan-Thomas said delivering more homes to people in need also required improved land use, increased density and more infill housing.

“We have been able to create modern, quality homes for two Tasmanian households on the Housing Register from a large block that previously had one, old, three-bedroom house,” she said.

Ms Morgan-Thomas said that there was high demand for homes in the municipality with around 30 per cent of applicants on the Housing Register in southern Tasmania nominating Glenorchy as their preferred suburb as at 31 August 2023.

“Many people want to live in the Glenorchy and there are around 233 households eligible for a two-bedroom unit here.”

Ms Morgan-Thomas said it was vital to spread the delivery of homes over traditional builds and newer methodologies like modular construction.

“Factory production engages a different workforce, creating more jobs at a time when onsite trades are often at capacity,” she said.

Ms Morgan-Thomas said modular construction had now been used in several settings, including multi-dwelling opportunities like the one presented in Glenorchy, the implementation of Youth2Independence dispersed homes for young people at risk of homelessness, and the ModHomes program that will deliver 200 homes over the next four years.

“Homes Tasmania is committed to delivering on the Tasmanian Government’s commitment of 10 000 homes by 2032,” she said.

“Many Tasmanians are experiencing difficulties finding and keeping affordable housing.

“As at 31 August 2023, we had delivered 2 119 long-term homes over the 12-month period and had almost 900 homes in our pipeline of works.

“I look forward to welcoming two families into these homes in Glenorchy early in the New Year, and many more families into social and affordable housing as we deliver our pipeline.”

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