Tasmanian Industry Participation Plan

HT-2017 – Provision of General Maintenance Services to Homes Tasmania's Property Portfolio in Northern Tasmania

The Tasmanian Government is committed to maximising opportunities for local suppliers to compete for and win Government contracts. Suppliers/proponents are requested to prepare a Tasmanian Industry Participation Plan (TIPP):

- for all procurements with a value exceeding $5 million;
- for nominated procurements (at the discretion of the procuring Government entity) greater than $2 million and up to (and including) $5 million; and
- for private sector projects valued at over $5 million that receive support, including in-kind support, valued at or greater than $500 000 from the Government.

Guidance information:

- *Information provided in the Economic and Social Benefits Statement can be used as a basis for a TIPP.*
- *Where determined appropriate by the procuring/awarding entity, the supplier's obligations under a TIPP are to be captured in the contract and monitored as part of the contract performance.*

Procurement/Project details

Procurement/Project ID	HT-2017
Procurement/Project title	Provision of General Maintenance Services to Homes Tasmania's Property Portfolio in Northern Tasmania
Name of Responsible Agency/Entity	Homes Tasmania – Property Maintenance

Supplier details

Name of supplier	RTC Facilities Maintenance (TAS) Pty Limited
Contact details for supplier	Phone – 0418 801 965 Email – awoods@rtcgroup.com.au

Are you a Tasmanian SME*? Do you employ Tasmanians?

RTC Facilities Maintenance (Tas) Pty Ltd (RTC) is a Tasmanian-owned SME with an established and growing operational presence across northern Tasmania. RTC currently employs approximately 20 full-time equivalent (FTE) Tasmanian employees and actively engages approximately 58 Tasmanian-based contractors with over 300 contracted individual personal , consultants, and suppliers in the delivery of maintenance and construction services throughout the State.

RTC maintains offices in Launceston and Cooee (Greater Northern Region). Our Launceston and Cooee offices provide direct operational support for residential maintenance services across Homes Tasmania's northern housing portfolio, including Launceston, the Tamar Valley, George Town, the North West Coast, and surrounding regional and rural communities.

RTC's Tasmanian workforce delivers an average of approximately 8,150 labour hours per month, with supplementary support averaging 1,882 labour hours per month provided by a national support team for systems, compliance, and governance. Importantly, all front-line service delivery for Homes Tasmania properties will be undertaken by Tasmanian-based trades and supervisors, ensuring local knowledge, rapid response capability, and familiarity with regional housing stock.

If awarded this contract, RTC anticipates the creation of up to four (4) new Tasmanian-based positions, strengthening local employment and enhancing capacity to deliver timely and responsive maintenance services to Homes Tasmania tenants.

Where are the goods or services to be used in the contract sourced from?

With the exception of limited specialist materials not available locally, all goods and services delivered under this contract will be sourced from Tasmanian suppliers, with a strong preference for businesses located in northern and north-eastern Tasmania.

All trade services—including carpentry, plumbing, electrical, painting, general building maintenance, and responsive repairs—will be delivered through Tasmanian subcontractors, prioritising trades operating in Launceston, the Tamar Valley, the North East, and North West Coast regions.

This approach ensures:

- Faster response times for urgent and priority maintenance requests.
- Reduced travel delays across geographically dispersed housing stock.

- Strong local accountability and continuity of service.
- Improved understanding of the condition and typology of Homes Tasmania's northern housing assets.

RTC anticipates that approximately 98% of the goods and services utilised in delivering this contract will be sourced locally, as demonstrated to date under the current contract with Homes Tasmania. By embedding local supply chains into contract delivery, RTC ensures that investment in the maintenance of Homes Tasmania properties directly supports Tasmanian businesses and regional economies.

Opportunity for Tasmanian SME* involvement

RTC is committed to providing full, fair, and reasonable access for Tasmanian SMEs to participate in the delivery of this contract. Our established northern Tasmanian contractor network includes small and medium-sized trade businesses that have long supported social and residential housing maintenance works.

Opportunities for Tasmanian SME involvement under this contract include:

- Engagement of local trade contractors across all maintenance disciplines.
- Use of regional building and hardware suppliers.
- Engagement of local consultants and specialist service providers.
- Participation of apprentices and trainee trades within subcontractor teams.

RTC will continue to expand its northern Tasmanian contractor network to ensure adequate coverage in rural and remote communities where trade availability can be limited. This approach supports capacity building within regional Tasmania while ensuring Homes Tasmania properties receive consistent and reliable maintenance services.

Through collaborative contract management, RTC fosters long-term partnerships that strengthen local trade capability and improve outcomes for tenants residing in Homes Tasmania properties.

Broader social and economic opportunities

The maintenance of Homes Tasmania's residential properties directly supports safe, functional, and compliant housing for vulnerable Tasmanians, including low-income households, older residents, and people with complex needs.

RTC anticipates that a minimum of 95% as demonstrated to date under the current contract with Homes Tasmania revenue associated with this contract will be retained within the Tasmanian economy, creating both direct and indirect benefits across northern Tasmania.

Given the geographic distribution of Homes Tasmania properties—including regional and rural locations—delivery of this contract will also generate additional economic activity through:

- Travel and fuel expenditure.
- Vehicle purchases.
- Vehicle maintenance.
- Property Investment and Infrastructure.
- Regional accommodation use.
- Local food and hospitality spending.
- Building and hardware purchases.

This ensures that government expenditure on housing maintenance delivers measurable economic stimulus to smaller northern Tasmanian communities.

RTC acknowledges the Tasmanian Government's Building and Construction Training Policy and recognises the importance of developing trade capacity to sustain public housing Maintenance over the long term remains a key priority. Apprentice participation across contract works is projected to exceed 20%, supporting workforce sustainability in trades currently experiencing skill shortages. RTC is currently piloting a new initiative in partnership with organisations in South Australia and is excited about the potential to introduce this program into Tasmania.

RTC anticipates appointing at least one (1) additional apprentice directly linked to this contract. By investing in apprentices and emerging tradespeople, RTC supports the future maintenance capability required to sustain Homes Tasmania's housing portfolio across the northern region.

Local innovative solutions

RTC's approach to innovation is focused on improving service delivery to Homes Tasmania tenants while strengthening northern Tasmania's maintenance capability and reducing reliance on interstate solutions.

1. Adding Value To Imported Goods and Services Through Local Capability

Where specialised products or materials must be sourced from interstate (e.g. proprietary fixtures, compliance-certified components or specialist systems), RTC adds value locally through:

- Local installation, commissioning and maintenance by Tasmanian trades.
- Local project supervision and compliance management.
- Knowledge transfer to local subcontractors to reduce future reliance on interstate specialists.
- Establishment of locally held stock for high-frequency maintenance items to reduce supply delays.

This ensures that while certain products may originate outside Tasmania, the majority of economic and technical value creation remains within northern Tasmania through labour, management, and ongoing servicing.

Completed and endorsed	Aaron Woods State Manager ..... (Name and position – print) RTC Facilities Maintenance (TAS) Pty Limited ..... (Supplier name) ..... (Signature) 1/05/2026 (Date)

*A Tasmanian SME is a Tasmanian business employing less than 200 people