



tasbuiltgroup

Capability Statement

2026



Constructer

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Company Overview

Tasbuilt Homes Pty Ltd | ABN 23 656 951 601

Tasbuilt Group (Tasbuilt) is Tasmania's longest serving modular construction company, specialising in prefabricated buildings for Residential, Government, Education and Commercial sectors. Tasbuilt is based in Westbury, Northern Tasmania.

Our journey began in 2003 and since then, we've evolved from a small endeavour into a thriving force in the industry with a reputation for quality, innovation, reliability and commitment to providing customised modular building solutions. We offer end-to-end service delivery, from feasibility studies to design, engineering, project management, and installation.

One significant turning point was our move from Deloraine to Westbury in 2007. This transition wasn't just about changing locations – it symbolised a new chapter, one where we expanded our horizons and refined our approach to crafting exceptional buildings.

In 2020, the world faced unprecedented times, and Tasbuilt was not exempt. Despite the obstacles, we emerged stronger than ever, a testament to our adaptability and commitment. The office and shed extension of that year was more than just physical expansion; it represented our unwavering dedication to growth.

The Westbury site has been significantly upgraded and expanded and currently employs over 60 staff producing over 80 buildings per annum with an annual turnover of over \$30m.

Always a family-owned business, significant growth over the past five years led to a restructure in 2022 to move from a Family Trust to a more robust Company structure with the exit of one Partner and two new Directors buying into the new Company. Michael Cunningham, the Founder of the Business, is now supported in ownership by his two sons Daniel and Mitchell Cunningham.

Tasbuilt celebrated 20 years of manufacturing prefabricated modular buildings in October 2023.

Our modular approach ensures faster construction times, consistent quality, and minimal disruption to clients and surrounding environments. Tasbuilt's commitment to quality and safety is supported by our ISO-9001 certification and ongoing accreditation toward ISO-45001 and Federal Safety Commission standards.

As Tasbuilt looks ahead, our commitment to excellence, innovation, and customer satisfaction remains steadfast. The next 20 years hold the promise of even greater achievements, breakthroughs, and partnerships that will shape the future of modular construction.



Our Mission

Creating the Australian family dream professionally & hassle free.

Our Core Values

Honesty

Uphold transparency and integrity at all times.

Respect

A caring and all-inclusive nature. Be a team player.

Excellence

Strive to achieve the highest standards, take initiative and challenge the status quo. Learn from your mistakes.

Commitment

Do what you say you will. Work hard for the good of all.

Growth

Embrace challenges, look for opportunities to learn and evolve, keep moving forward.

Ownership

Think like an owner, take responsibility.

Our People

Tasbuilt works in partnership with teams of multi-disciplinary experts to deliver a broad range of projects. The team of staff are confident, skilled and trained in all aspects of building; and customer requirements are an integral part of the business.

Our highly experienced team bring technical knowledge, broad experience, and passion to bring our clients' vision to life and deliver the right solution, hassle-free, for each and every project.



Michael Cunningham

Managing Director/Owner

Michael became a licensed low-rise builder in 2003 when he started Tasbuilt. Since personally building the first two homes with his then business partner, a licensed plumber, Michael has grown the business to what it is today.

An approachable and astute leader, Michael has been instrumental in securing key contracts and delivering multi dwelling projects with St Ann's Living, DHHS, Centacare, Discovery Parks, JV UGL & CPB, Big 4, SAAT, Arkular and countless individuals over the past 20 plus years.



Daniel Cunningham

Operations Manager/Director

Buying into the business in 2024, Daniel has grown up in his father's business over the past 15 years and is a Certificate III Qualified Carpenter & Joiner. Daniel has held various building and logistics roles within the business before leading the entire operation including factory, logistics, on-site teams and project managers to deliver quality, on-time builds.

Daniel has been directly involved in delivering every major building project over the past 15 years and he never shies away from resolving any issues to ensure a seamless handover.



Mitchell Cunningham

Sales & Pre-Production Manager/Director

Recently becoming a Director of Tasbuilt's new Company entity, Mitchell became a licensed low-rise builder in 2024. Mitchell commenced on the tools at Tasbuilt eight years ago and has since held numerous roles within the company. As pre-production and scheduling lead, Mitchell smoothly manages the transition between procurement, operations and client service to ensure both efficiency and client satisfaction.

Mitchell now leads the Sales team with a core focus on the Commercial and Government sectors.



Mark Cunningham

Site Project Manager

Mark, Michael's brother, joined Tasbuilt in 2020 as Project Manager after managing his own business which specialised in waterproofing insulation in the building sector. Mark has exceptional project management skills and is responsible for ensuring both subcontractors and our own on-site teams are completing on-site works on time, budget and to agreed quality standards to meet hand over deadlines.

Mark has managed the delivery of Discovery Parks, Centacare, DHHS and other multi dwelling projects since joining Tasbuilt. Approachable yet with clear expectations, Mark is a highly regarded member of the delivery team.



Brianna Postlethwaite

Assistant Site Project Manager

Brianna holds a Certificate III in Carpentry and Joinery joined Tasbuilt in 2017 as our first dedicated Client Liaison. The business had grown significantly and required a full-time resource to assist clients with décor and to communicate and manage variations with the operations team.

After several years in the Client Liaison role, Brianna has since become an Assistant Project Manager to Mark. With a great skillset under her belt from past experiences, Brianna has allowed the Project Management team to grow and better manage multiple projects once they reach the site.



Danny De Vries

Building Foreman

Danny has held a Certificate III in Carpentry and Joinery since 2007, and has been with Tasbuilt since 2008, with a background in joinery and specialisation in modular residential construction.

Danny is the Building Foreman responsible for efficiency, quality and output of the entire factory team and relevant subcontractors and has a number of leading hands reporting to him on a daily basis. Every build has been overseen by Danny since 2012 when he was promoted to the Foreman position.



Anita Cunningham

Quality Manager

Anita joined Tasbuilt in 2014, bringing a wealth of experience and dedication to the business. She initially stepped into management roles in procurement before taking on the role of Quality Manager, where she played a pivotal role in achieving ISO-9001 accreditation for the company.

Anita is also responsible for managing ongoing quality audits throughout the company, ensuring all processes and projects consistently meet Tasbuilt's high standards.

Her leadership and commitment to continuous improvement have been essential in driving Tasbuilt's ongoing success and delivering quality, compliant builds for every client.



Anna Xu

Estimator

Anna brings broad experience in estimation, design, and construction processes to our team. She has developed strong expertise in producing accurate cost estimates, take-offs, and BOQs for construction projects, with proficiency in industry-standard estimation software.

Her background includes a solid understanding of construction methods for single and multi-story buildings, including those on challenging sites, and the ability to align material and labor costs with project specifications. She also has experience in developing detailed drawings and 3D models to support project planning.

Core Competencies

We provide end to end service delivery of modular construction solutions. Our disciplined construction management approach, integrated systems and experienced team underpin our success. Our reputation for delivering complex projects within challenging time frames is well recognised.

Our Process

- Feasibility
- Design
- Project Management
- Local Government Approvals
- Engineering & Certification
- Procurement
- Manufacturing & Fabrication
- Civil & Site Works
- Transport & Logistics
- Installation & Commissioning
- Handover & Maintenance
- Relocation Services

Our building solutions appeal to a range of building sectors that include:

- Commercial
- Education
- Government
- Mining, Resources & Infrastructure
- Multi Residential
- Not for Profit
- Residential
- Sport & Recreation
- Tourism



Sustainability Through The Building Life-cycle

Our off-site construction methodology provides significant carbon reduction and resource efficiencies over conventional on-site builds, and Tasbuilt seeks to continually improve our sustainable business practices to minimise waste and reduce our environmental impact.

COMPLIANCE

Tasbuilt's modular buildings are constructed in climate-controlled facilities to the same or higher level of quality as a conventional build. As a company, we are committed to complying with relevant environmental laws, regulations, industry codes of practice and asset-specific conditions required by regulatory authorities. In our commitment to quality and sustainable practices, all buildings include a twelve month maintenance warranty and a ten-year structural guarantee.

ENERGY EFFICIENCY

Each project undergoes a detailed energy efficiency assessment to ensure the design meets or exceeds performance standards. The energy report assesses factors such as insulation, glazing, and orientation to optimise comfort, reduce energy use, and deliver long-term savings.

STREAMLINED BUILDING

Modular construction offers a more efficient and streamlined process compared to traditional building methods. As modules are built in a controlled factory environment, work can continue without weather-related delays. Construction of the building can also begin concurrently with site works, such as the installation of foundation piers, significantly reducing overall project timeframes. Given our factory-controlled environment, and a stable, dedicated team of tradespeople working consistent hours, Tasbuilt ensures a reliable and efficient construction

process with predictable development timelines.

LESS POLLUTION & WASTE

Modular construction minimises pollution and waste within our organization. We achieve this by providing waste and recycling bins, ensuring proper disposal of building waste, and repurposing materials.

In our effort to continually improve, Tasbuilt has transitioned from traditional timber frames to steel frames. This has significantly reduced Tasbuilt's impact on the environment through using less material resources and generates less waste during construction. By embracing steel framing, we not only increase durability & precision, but we also minimise emissions, ensuring a cleaner, more sustainable future.

The 'modular methodology' makes for cost-effective projects, rapid build times, minimum site disruption, better quality control, and far more eco-friendlier construction.

Methodology of Construction & Installation

Tasbuilt buildings are built from a robust steel floor, wall and roof frames. The entire building is built at our Westbury factory and then transported in modules and craned onto piers on the site before completion.

The steel frames are built and braced according to Engineers specifications, giving each module its own structural integrity, which is then wrapped and battened for water impermeability. The walls, floor and ceiling are then insulated prior to adding internal lining, windows, doors and exterior lightweight cladding.

The buildings are fully constructed in our weather-proof factory in Westbury, including rough in for plumbing and electrical, painting, joinery installation, and where applicable, bathrooms fully fitted out.

Once complete in the factory, where multiple modules are required, the modules will be separated, transported and craned on to site. Once the modules are craned on to steel piers, they are finished off with plastering joins, skirting, electrical and plumbing connections. For staged developments, the benefits of utilising the same team for the full project (e.g. design, construction,

exterior finishes, interior décor, installation) has massive advantages and will translate to a more cohesive build as our team will know your project inside-out. A streamlined project run by one company means less room for error and mishaps, resulting in higher quality workmanship and a development you'll be proud of for years to come.

Our buildings are produced in a production-line manner, allowing strict quality control, minimal on-site disturbance, minimal wastage, and a strong focus on throughput.

Quality

Tasbuilt is committed to continuous improvement across every area of the business. Opportunities to enhance processes, systems, resources and documentation are proactively identified and implemented to increase efficiency, reduce waste and strengthen overall performance – ultimately delivering better outcomes for clients.

Our team of more than 65 staff are trained to record and respond to continuous improvement initiatives and non-conformances, ensuring ongoing refinement of operations and the consistent delivery of high-quality standards.



Scheduling & Programming

Tasbuilt buildings are all scheduled and managed using a cloud-based project management software - Buildertrend. This single portal enables us to centralise all communication with our team and subcontractors, share progress updates and manage selections. Buildertrend enables all project-specific documentation, schedules, quality

sign-offs, tasks and photos to be stored and accessed electronically on all devices. This helps ensure exceptional collaboration, accurate timelines, and real time reporting.

Our scheduling timelines have been developed through the combination of all our builds since 2003. Each build is run to the same schedule and monitored and managed in real time by our supervisors and our senior operations team.

Implementation of secure cloud collaboration software allows structured workflows and integrates data at each step of construction works. This ensures the availability of the right information to each stakeholder.

Work Health & Safety

At Tasbuilt, safety is at the centre of everything we do. Our strong safety culture starts with our leadership team and extends through every level of the business.

All employees and contractors complete WHS inductions and regular training to ensure safe work practices are followed. Training includes Working at Heights, Fire Warden, First Aid, and Plant and Equipment operation.

We hold daily toolbox meetings and complete Take 5s in each work area to identify and manage potential

hazards before starting tasks. Our Safety Committee meets monthly to review performance, discuss improvements, and ensure ongoing compliance with safety standards.

Tasbuilt also conducts regular random drug and alcohol testing to help maintain a safe and productive workplace.

We are ISO 9001 certified and are working towards ISO 45001 and Federal Safety Commission (FSC) accreditation, further reinforcing our commitment to a safe, healthy, and well-managed work environment.

We are committed to taking care of the health and safety of our employees, clients, subcontractors, suppliers, and protecting the environment for the future.

Supporting Tasmania

Tasbuilt, as the leading modular manufacturer in Tasmania, is committed to supporting the state's economic and social development by investing in local talent and upskilling young Tasmanians in the building industry. We prioritise employing Tasmanians and working with local suppliers and contractors, contributing directly to the growth of the state's economy.

We provide modular buildings for a wide range of sectors, including schools, offices, worker accommodation, amenities and more. Tasbuilt supports key Tasmanian industries such as education, tourism

and agriculture by delivering flexible infrastructure solutions.

In addition to our core workforce, we employ Tasmanian subcontractors and consultants who collectively contribute thousands of labour hours each week to deliver buildings across the state. These subcontractors and consultants also support specialist trades, including electrical services.

As a Tasmanian-owned and operated company, Tasbuilt's activities contribute to local employment and investment, helping to sustain jobs and strengthen the Tasmanian economy.

100% of all services required by Tasbuilt to run our business and serve our clients are provided by Tasmanian based SME's and 90% of products used are sourced locally.

Innovation

For more than 20 years, Tasbuilt has continued to innovate processes, customer engagement and the factory to produce high quality buildings. Some of these innovations have included:

- Tasbuilt's factory-based modular methodology is built on the innovation of constructing complete, high-quality modules in a controlled environment before transporting them to site, eliminating the inefficiencies and unpredictability of traditional building. This approach leverages repeatable processes, precision manufacturing, and parallel workflows to deliver superior consistency and dramatically faster outcomes. By embracing modular construction at scale, we've created a system that is not only more efficient, but fundamentally more reliable, adaptable, and future-ready for Tasmania's growing needs.
- Covered working bays – expansion of covered working bays ensures that our building work is not affected by rain delays or ill weather, schedules are maintained consistently, and our staff don't down tools during weather events and remain comfortable all year round.
- Bay rails – a system to manage the movement of the modules within the bays that is safe and efficient.
- Framing table – a specific table that speeds up the construction process for frames and can be rotated and raised to enable our wall frames to be built in a unique way that reduces the bending and strain on our workers, whilst also maintaining the quality and integrity of our frames.
- Folded Roof – Tasbuilt introduced the folded roof to Tasmania to provide more roof options for customers that can still be transported and craned despite the size and shape.
- My Home Tracker – MyHome online tracker is a secure, unique portal designed by Tasbuilt, and dedicated entirely to our clients and their new build. MyHome holds all the important documents such as floor plans, signed contracts and council documents. It also shows customers progress of the build through weekly photos and/or videos and on build completion, clients can download everything from the portal as a keepsake.

What Our Clients Say

Terry Pitt, Project Delivery Officer - West Tamar Council

The whole process was made as easy as it could be from planning right through to the end of the build. The ability to build off-site meant minimal disruption time at the venue.

Ben Wilson, CEO - Centacare Evolve Housing

Tasbuilt's off-site manufacturing makes managing the projects a hassle-free experience, and we know that the finishes of the residences will be of extremely high quality.



View all testimonials and reviews on our website using the QR code.

Commercial

Over the past twenty years Tasbuilt has delivered a broad range of commercially diverse configurations from offices to laboratories, animal hospitals to hotels, administration buildings to industrial use sites, remote worker villages and more.

We collaborate with clients and their key stakeholders to create custom designs to maximise value, aesthetics and function.



Double Story Office Building

A custom-built double story office building for Timberlink at Bell Bay.



Modular Bunkrooms

Prefabricated bunkroom accommodation for a rural events site.

Education

At Tasbuilt, we believe that practical, well designed, environmentally appropriate learning spaces provide students, teachers and school communities with the opportunity to excel.

Learning spaces are designed in consultation with clients to meet the specific learning needs of the students and provide flexible and functional spaces from science labs to locker rooms, auditoriums to theatres and traditional classrooms and play spaces.



Classrooms and Amenities Block

Modular classrooms, amenities block, and outdoor learning areas for Northern Christian School.



Modular High School Classrooms

Architecturally designed classrooms at St Patrick's College.

Government

Partnering with State and Local Government Departments to deliver faster, affordable, high-quality modular solutions, we have a proven track record of delivering projects of all sizes to successfully meet budgets and timelines.

Our off-site construction method provides key advantages for project managers and communities alike. Key projects delivered in urban, regional and remote communities have included affordable and social housing, sport and recreational facilities, ablutions and amenities blocks, custodial facilities, office and administration buildings and multi-dwelling developments.

State Government Facility

Modular breeding facility for the endangered Orange Bellied Parrot.



Mining, Infrastructure & Resources

Remote locations are the norm for the mining and resources sector and Tasbuilt understands the specific needs of remote locations in attracting and retaining staff with a home away from home.

Tasbuilt has experience partnering with operators seeking to develop and then relocate entire service worker villages once operations are completed.

Our off-site modular construction is ideal as remote locations struggle to access trades locally and our end-to-end solution ensures efficient and timely facilities whether it's a single office and bunkroom or studio configuration or an entire worker village.

Site Offices & Amenities for TasWater

Modular buildings as part of TasWater's Bryn Estyn Water Treatment Plant Upgrade.



Sport & Recreation

Tasbuilt partners with local government, sporting clubs and community organisations across Tasmania to deliver custom designed sporting and recreation facilities that are fit for purpose.

Our factory build process minimises risk and disruption to sporting clubs, player schedules and the local community and can incorporate a wide range of amenities including:

- Club Rooms
- Locker and Change Rooms
- Player Lounges
- Physio & First Aid Rooms
- Gymnasiums
- Recreational Spaces
- Kitchens and Bars
- Meeting Rooms
- Media Centres

New Upgraded Facilities Have Been a Game Changer For The Football Club

Change rooms designed to foster positive sports.



Tourism

Our quality modular accommodation solutions range from luxury, moderate or basic style accommodation for cabins or single homes to entire villages, bunkrooms, backpacker hostels and holiday parks. Ideal for remote and regional areas, our buildings arrive on-site 80% complete including tiling, cabinetry, fixtures, and fittings. For tourism destinations developing over time, the advantage of off-site construction ensures less disruption to existing guests, maximising revenue generation and minimising the number of contractors, noises and time on-site.



Cradle Mountain Luxury Cabins

High-end, custom designed accommodation cabins for Discovery Parks at Cradle Mountain.



Pumphouse Point Accommodation Retreat

Two accommodation units built for NRMA at the world-class Pumphouse Point attraction.

Not-For-Profit & Multi-Dwellings

Tasbuilt's off-site construction provides a convenient and streamlined solution for multi-unit developments. Our extensive, dynamic team can work with you to complete projects of varying scales and size. Choosing modular for such projects where multiple dwellings are required means that, what could be years of construction on the site is reduced to months due to majority of the build process being completed in a factory. This of course means the significant benefits of the project are felt sooner.



Spacious Affordable Accommodation Units

Two multi-bedroom units built for SAAT as a part of a staged development, providing relief for the disabled and homeless.



St Ann's Living Retirement Village

A multi-dwelling development in Old Beach, for St Ann's Living, providing functional and homely retirement homes.

Veterinary

Veterinary facilities require precision, hygiene and efficient workflow. Modular construction enables us to deliver purpose-built clinics, treatment rooms and surgical spaces with exceptional quality control, reduced site disruption and faster project timeframes, helping practices expand or relocate with minimal downtime.

Our commercial team understands the technical and compliance requirements behind veterinary builds, delivering durable, fit-for-purpose facilities from concept through to completion. The result is functional, future-ready builds that support both quality animal care and long-term business growth.

Bonorong Wildlife Sanctuary Office Expansion

A much needed office and medical facilities expansion to cope with the increased scale of operations.



Tasbuilt Hire

Tasbuilt Hire supplies durable modular buildings for construction, industrial and commercial sites, including offices, ablution blocks and crib rooms. Their flexible, customisable solutions allow businesses to adapt units to suit specific on-site requirements.

Beyond supply, Tasbuilt Hire provides full setup services, including roof and cover installation, delivering efficient, cost-effective site solutions that prioritise comfort and functionality.



Complete Site Setup At Orford

A super-efficient, full site set up at a remote project site in Orford, including four units and a roof.



Fentonbury Remote Site Solution

A full, remote site setup for a long-term project, providing much needed facilities.

Project Matrix: Recent Relevant Experience

Sector	Client	Project	Year	Design	Site Works			
					Council	Construction & Installation	On-site Civil Works	Stairs, Ramps, Walkways, Decking
Commercial	Ridley	Feed Mill Admin Office	2019	●		●	●	●
	The Engineering Company	Somerset Office	2019	●		●	●	●
	Gradco	Breadalbane Offices	2019	●		●	●	●
	Costa Group	Farm Office	2019	●		●	●	●
	Pumphouse Point	Alpine Workers Accommodation	2019			●		
	Mountford Berries	Farm Office	2022	●	●	●	●	●
	Hillwood Berries	Farm Shop & Cafe	2012	●		●	●	●
	Gradco	St Leonards Office	2020	●		●	●	
	Highland Haulage	Logistics Office	2014	●	●	●	●	●
	Devonport Baptist Church	Offices and Meeting Rooms	2010	●		●	●	
	Hobart Airport	Valet Parking Office	2023	●		●	●	●
	Bonorong Wildlife Sanctuary	Wildlife Hospital	2024			●	●	
	Flinders Council	SES Amenities	2025	●	●	●	●	
	Flinders Council	Vet Building	2025	●		●	●	●
	Timberlink	Dry Mill Offices, Lunchroom & Amenities	2025	●		●	●	
	The George Tasmania	Cafe Building	2025	●		●	●	●
	Rural Youth	Quercus Park Office	2026	●	●	●	●	●
	Launceston City Council	Churchill Park Toilet Block	2026	●	●	●	●	●
	Glenorchy City Council	Jackson Street Landfill Office Blocok	2026	●	●	●		●
Education	St Patricks College	Four Classrooms	2018	●	●	●	●	●
	Australian Christian College	Science Room & Library	2021	●	●	●	●	●
	Mackillop Catholic College	Two Classrooms	2020	●	●	●	●	●

Project Matrix: Recent Relevant Experience

Sector	Client	Project	Year	Design	Site Works				
					Council	Construction & Installation	On-site Civil Works	Stairs, Ramps, Walkways, Decking	
	Northern Christian School	Two Classrooms & Amenities	2016	●	●	●	●	●	
	Channel Christian School	Two Classrooms & Meeting Rooms	2020	●	●	●	●	●	
	Australian Christian College	Two Classrooms	2024	●	●	●	●	●	
	Mackillop Catholic College	Seven Classrooms	2026			●	●	●	
Mining, Infrastructure, Resources	JV UGL & CPB	TasWater Bryn Estyn WTP	2021	●		●		●	
	Grange Resources	Three Eight-Bed Accommodation Blocks	2023			●		●	
	Rio Tinto Aluminum - Bell Bay	Control Room	2015			●			
	Bartech Switchboards	Switch Room	2025			●		●	
	Taswater Switchboards	Switch Rooms	2026			●		●	
Not For Profit & Multi-dwelling	Centacare Evolve Housing - Gagebrook	Nineteen Housing Units	2019-2020	●	●	●	●	●	
	Supported Affordable Accommodation Trust (SAAT)	Two Seven-Bed Supported Living Units in Burnie, TAS	2021	●		●	●	●	
	St Ann's Retirement Village	Sixty-Two Homes Throughout Stages One & Two	2017-2020	●	●	●	●	●	
	Centacare Evolve Housing - Zeehan & Queenstown	Eight Housing Units	2022	●	●	●	●	●	
	Supported Affordable Accommodation Trust (SAAT)	Two Seven-Bed Supported Living Units in Burnie, TAS	2024	●	●	●	●	●	
	Kanangra Hostel	Three One-Bed Staff Units	2025	●	●	●	●	●	
Sport & Recreation	West Tamar Council	Football Club Changerooms at Bridgenorth	2023	●		●	●	●	
	Rural Youth	Quercus Park Bunkroom	2020	●	●	●	●	●	
	Derwent Valley Council	Football Changerooms & Pavilion Building	2025	●	●	●	●	●	
Tourism	Discovery Parks	Thirty Cabins at Cradle Mountain	2022-2023			●		●	
	Big 4 Holiday Park	Thirteen Cabins in Launceston	2015-2017			●		●	





6 Integrity Drive, Westbury 7303

(03) 6393 1013

sales@tasbuiltgroup.com.au