

GVROC Housing Strategy

Prioritising improved government and social housing plus affordable residential housing for the Goldfields Esperance region

April 2022



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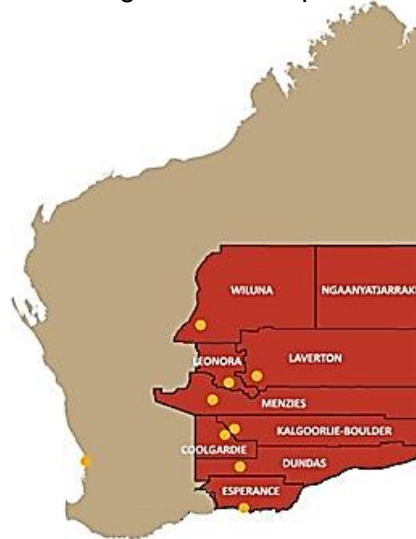
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About Us

The Goldfields Voluntary Regional Organisation of Councils (GVROC) was formed in 2007, with the overarching principle to develop a strategic alliance of Local Governments in the Goldfields, who contribute and work together to ensure development and retention of infrastructure and community services and undertake joint economic development initiatives, through grant funding with the State and Federal governments plus the private sector, to enhance the region.

It consists of the:

- Shire of Coolgardie
- Shire of Dundas
- Shire of Esperance
- City of Kalgoorlie-Boulder
- Shire of Laverton
- Shire of Leonora
- Shire of Menzies
- Shire of Ngaanyatjarraku
- Shire of Wiluna



The GVROC also look to enhance service delivery and infrastructure for its collective and individual communities and to achieve a sustainable, cost-effective model for sharing of resources.

Introduction

Role of the Strategy

The role of this strategy is to ensure optimal delivery of fit-for-purpose housing stock in the Goldfields Esperance Region. This strategy provides a direction for all parties to action and implement to address the current housing challenges faced in the region.

Currently outside of Kalgoorlie-Boulder and Esperance, government and residential housing stock is generally limited and of relatively poor quality. This presents a challenge to growing the residential population and attracting and retaining staff for service delivery outside of the main population centres.

It is proposed that using this strategy the GVROC and its members continue to work with the GEDC and the Department of Communities, as well as other relevant stakeholders (potentially including private industry in some instances) to establish an ongoing process to determine investment requirements and priorities in the housing area for the region.

It is hoped that using this strategy and its findings will enable the targeted and timely delivery of improved housing stock in the areas where it is most required.

Context and background

Demand for housing and land has been rising in the Goldfields-Esperance region since 2017 (pre-COVID), with a marked increase in demand over the last year, due to a combination of factors. These include an increase in regional mining sector activity and investment, government stimulus measures, low interest rates, a surge in consumer confidence related to the economic recovery from the COVID-19 pandemic. Some regional centres are experiencing increased population migration to the region, which is increasing demand however, the lack of available housing and affordable accommodation is preventing new workers from relocating to the region and taking up available work.

Apart from providing shelter, for most people affordable housing is the foundation for life's opportunities and a doorway to success. But many households including those in the Goldfields Esperance Region are finding this goal difficult to secure, with the problem most acute amongst those on low-to-moderate incomes. This comes on top of a long-term decline in affordability, an emerging gap between supply and demand at the low-cost end of the market, and an overstretched public housing system.

This continued lack of housing availability and housing market inefficiency in the region is resulting in rapidly rising rental and house prices, which is beginning to have significant flow on impacts for the State and National economies, the regional Goldfields and Esperance communities and individual households.

If left unattended, an enduring shortage of appropriate and affordable housing will limit the opportunities for aspiring households in the region and lead to growing levels of financial and personal stress and significant societal costs in terms of social dysfunction and economic underachievement. This will have an impact and cost for each of the LGAs within the region.

As a result, the GVROC over the last twelve months has discussed these resultant impacts on the region and resolved to develop a housing strategy which could guide and assist its member Local Government Authorities (LGAs) to work with the State Government and the private sector to provide focus areas and levers that can be applied to activate and address the current housing issues in the region.

In doing this the GVROC also acknowledges that the current housing issues are not unique to the Goldfields Esperance Region but are commonplace and happening right across Western Australia and indeed Australia at the present time. In that respect the GVROC would like to work and align itself with the State and Commonwealth Governments and their current housing strategies, to look at possible learnings and avenues to increase the range of housing options and solutions that are available in the region.

The GVROC has already engaged with the State Government's Goldfields Esperance Development Commission (GEDC) and the Department of Communities to look at the existing housing supply and demand across a range of areas from residential, social and government residential officer housing.

The GEDC has recently started collecting the required data to highlight the current status of the housing and land availability, quality and affordability across the Goldfields-Esperance region to produce a 'Goldfields-Esperance Housing & Land Snapshot', which is to be produced bi-annually. While the GEDC is leading the work of collecting relevant data, the GVROC LGAs have undertaken their own assessment of what they each see as the housing issues and needs i.e. land requirements, long or short-term housing needs (Government Regional Officer Housing (GROH), Public, Social, Private) amount and types of housing, affordable village style housing etc, which has been included in this strategy.

In summary the current research and data show there is a shortage of rental accommodation, houses to purchase and land for residential development, which the GVROC has identified as a significant issue, at varying levels, across regional centres in the Goldfields-Esperance region. The availability, cost, and quality of housing and residential land in the region is a continuing barrier to the attraction and retention of local residents and incoming workers and is detrimental to regional liveability, social and economic wellbeing.

The quality and shortage of GROH houses in the region is also becoming a big issue, with some such as the State Teachers Union of WA, stating that the current GROH system and looming skills shortages is driving many teachers away from the regions and putting new teachers off moving to work in regional towns. In the Goldfields the current mining boom is also driving up private rents and house prices, pricing regional government workers out of the private market forcing them into alternative accommodation that can be unsafe or untenable.

Using all this information and data, the GVROC is now looking to address this and determine a plan of action on how the GVROC can use this information to work with the State and Federal Governments and the private sector to resolve the issues and deliver a better outcome for the region.

Objectives

The key objectives of the Strategy are to:

1. Provide a strategic direction for the GVROC, State Government, developers and the community in relation to housing issues and needs within the Goldfields Esperance region;
2. Facilitate the provisions of a mix of housing choices to accommodate all ages and diverse lifestyles;
3. Identify locations which have the demand and capacity to accommodate population growth and change; and
4. Assist in ensuring that all people living in the Goldfields Esperance Region have access to a safe, secure and affordable home that meets their needs and supports them to participate in the social and economic life and growth of the region, bringing benefits to the whole State.

The preparation of this Strategy has been guided by GVROC member and State Government input and provides a locally relevant response to Goldfields Esperance level issues and State Government strategies.

Key Principles

The following key principles have been considered when developing this strategy.

1. Access to safe, secure and affordable housing is the bedrock of social, economic and community participation.
2. Housing is essential infrastructure that generates economic growth and local jobs. Population growth and housing availability in regional communities are inextricably linked to economic growth and to the creation of liveable and sustainable communities. Economic investment and development attract workers and job seekers to regional locations in the pursuit of new job opportunities increasing the demand for housing.
3. Housing services and supply needs to be increased in the region by taking a holistic approach across all levels of government to development and planning, which in turn will support people's aspirations for a better future.
4. A housing system that provides choice for all Goldfields Esperance people with a greater range of housing options whatever a person's age or circumstances.
5. Having a safe, secure and affordable place to call home underpins participation in education, training, employment and community life.
6. Housing facilitates clear pathways to economic independence.
7. Safe, secure and affordable housing enables better connections to support services, improved health, and greater social, economic and cultural participation.
8. Housing system that is person centred, placed based and community focussed.

Current Housing market and demand

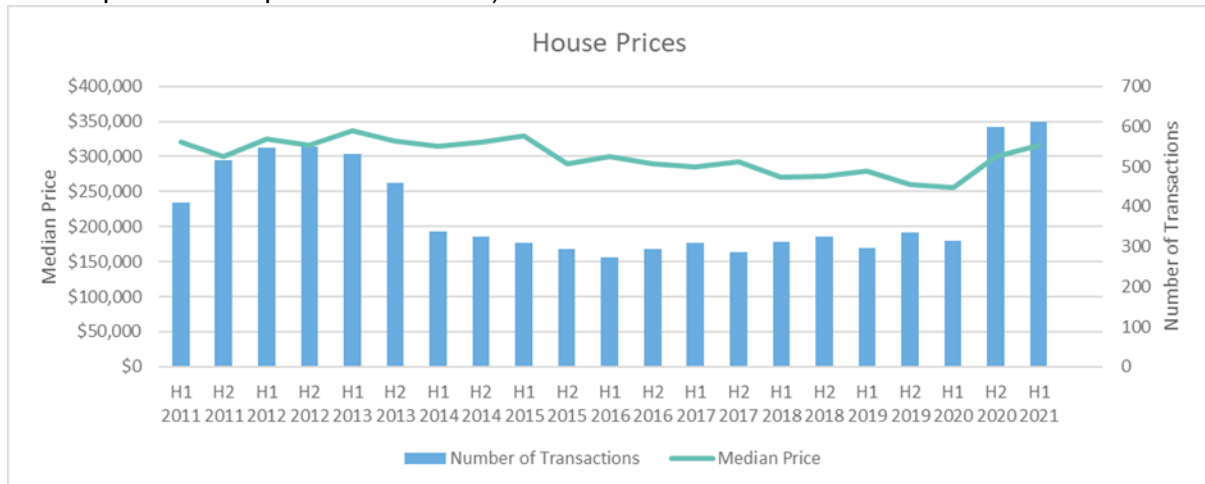
To better understand and monitor ongoing residential market trends, the GEDC has produced a Goldfields-Esperance Housing and Land Summary, that provides an overview of supply and demand trends, prices and emerging issues in both the residential sales and rental markets. The Summary includes a market profile of each local government area in the Goldfields Esperance region as well as suburb profiles for the City of Kalgoorlie-Boulder. This Summary is a six-monthly publication, which was first produced in early 2021 reporting on the July-December 2020 period. Data for a second report has been compiled also to cover the January to July 2021 period.

The Goldfields-Esperance region continues to experience a very tight rental market in the major population centres. Overall, the number of available dwellings for lease is declining resulting in the median weekly rental prices increasing. In addition to an extremely tight rental market limiting the ability of workers to relocate to town, the Shire of Esperance also has among the most unaffordable house prices relative to median household income in the region. The lack of workers' accommodation is compounded by the loss of low-cost hostel and motel accommodation in Esperance over the last 15 years, as the town experiences increased tourism visitation pre and post COVID recovery.

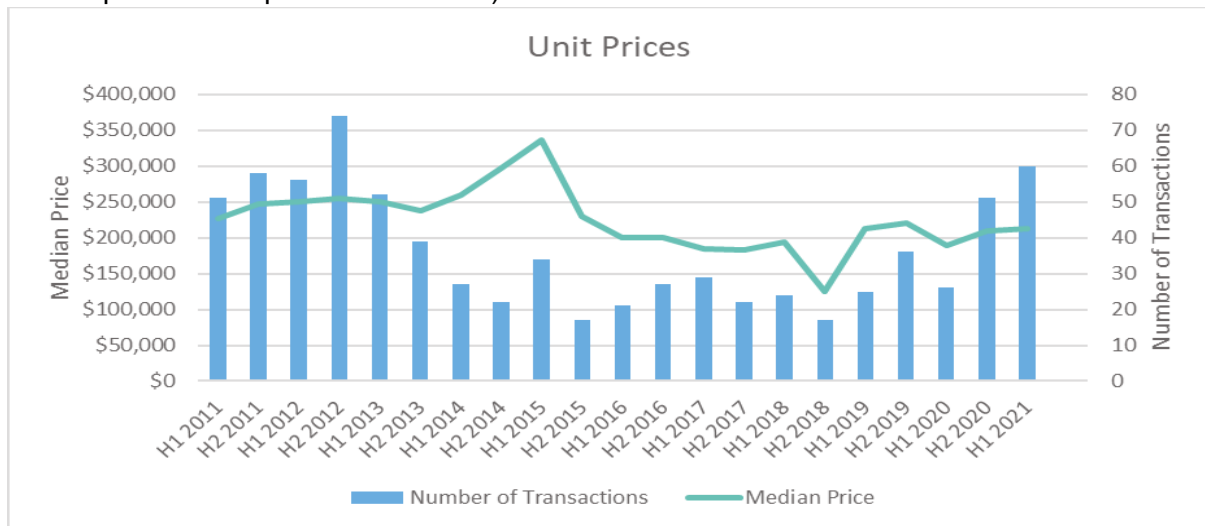
Smaller regional centres do not have as much data available for analysis however there has been an upswing in population in Norseman with the construction of a new workers accommodation camp in the centre of town and the Shire of Coolgardie has recently approved a \$9 million budget allocation to support the delivery of workers accommodation in Coolgardie and Kambalda over the next year that will also increase the town's population, putting pressure on the housing market in those towns.

In summary the GEDC Goldfields-Esperance Housing and Land Summary report for January 2021 – July 2021 showed:

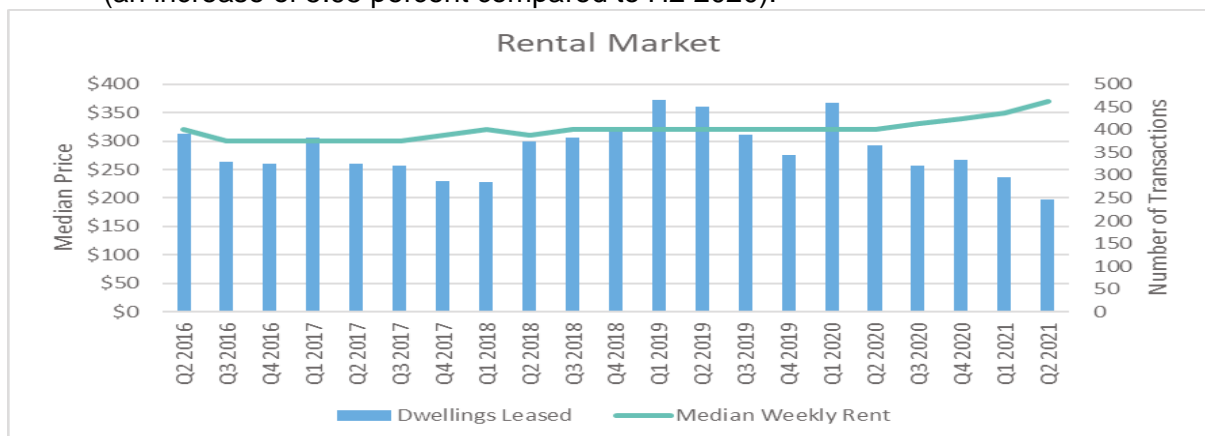
- Over the 12 months to the end of June 2021, the median house price in the Goldfields-Esperance region rose by 24 percent. Unit median price rose by 30 percent. Median price growth for vacant land over the 12-month period was -29 percent.
- Regional median sale price for houses in H1 2021 was \$316,375 (an increase of 5.45 percent compared to H2 2020).



- Regional median sale price for units in H1 2021 was \$212,500 (a decrease of 3.63 percent compared to H2 2020).



- Overall median rent price for a house in the region during H1 2021 was \$374 per week (an increase of 5.95 percent compared to H2 2020).



- Overall median rent price for a unit in the region during H1 2021 was \$340 per week (an increase of 13.33 percent compared to H2 2020).
- During H1 2021, 92 new dwellings were approved for construction in the region.
- The total value of non-residential building approvals was \$46.93 million.
- Final approvals for residential lots during H1 2021 totalled 45, non-residential lot final approvals totalled 10, commercial lot final approvals totalled 2, and industrial lot final approvals were 0.

In the two major population centres of Kalgoorlie Boulder and Esperance the latest results highlight the current housing and rental issues with substantial increases across all areas.

City of Kalgoorlie-Boulder

- Over the 12 months to the end of June 2021, the median house price rose by 25 percent. Unit median price rose by 37 percent. Median price growth for vacant land over the 12-month period rose by 216 percent.
- CKB median sale price for houses in H1 2021 was \$325,000 (an increase of 4.83 percent compared to H2 2020).
- Overall median rent price for a house in CKB during H1 2021 was \$404 per week, while overall median rent price for a unit was \$345 per week.
- Overall, rents in the City of Kalgoorlie-Boulder during H1 2021 increased by 5.71 percent compared to H2 2020.

Shire of Esperance

- Over the 12 months to the end of June 2021, the median house price rose by 19 percent. Median price growth for vacant land over the 12-month period was 42 percent.
- Shire of Esperance median sale price for houses in H1 2021 was \$370,000 (unchanged compared to H2 2020).
- Shire of Esperance median sale price for units in H1 2021 was \$270,000 (an increase of 17.4 percent from H2 2020).
- Overall median rent price for a house in the Shire of Esperance during H1 2021 was \$360 per week, while overall median rent price for a unit was \$288 per week.
- Overall, rents in the Shire of Esperance during H1 2021 increased by 19 percent compared to H2 2020.

Housing overview, issues and needs analysis by LGA

City of Kalgoorlie Boulder

Overview and issues

The City of Kalgoorlie-Boulder (the City) is currently experiencing a number of issues relating to residential housing supply, including but not limited to; no new, affordable rental properties on the market; and issues with low quality housing stock and renewal of assets.

Current housing supply in Kalgoorlie-Boulder currently includes:

- Private residences (owner/occupier and rental)
- Government owned and GROH housing
- Aged care and independent living
- Social housing

- Aboriginal short stay accommodation
- Mine camps and temporary worker accommodation

Current housing issues in the City include the lack of suitable and appealing rental accommodation. Rental vacancy rates in Kalgoorlie-Boulder have been consistently low over the past 12 months, reaching a vacancy rate low of 0.5% in April 2021. The lack of available rental properties, combined with lack of available land for residential development and a growing need for workers has resulted in an increased reliance on FIFO workforces.

There is also a lack of residential land for development, both as rental properties and for owner/occupier properties. More work needs to be done to bring residential land to market, specifically increased land supply under a range of ownership arrangements needs to be available.

Critically, the region needs to maintain its capacity in the building industry and associated trades to “smooth the peaks” of the historic boom and bust cycles associated with mining towns. The City would like to see this underpinned by new and innovative ways to bring a diverse residential land supply to market, with State and Local government working with developers to package residential land.

The State Government also needs to re-examine the “build to rent” role of GROH and Department of Communities housing stock to support increased housing supply and quality.

Current Initiatives

The City has long held a position as a mining city that promotes residential workforces and does not encourage the growth of FIFO mining workforces in the City wherever practicable. There is strong evidence to suggest that when people buy a house, they are more likely to reside long term in a community, and as such the City is looking at avenues to make City owned land available to developers and local builders.

The City is currently working on a number of initiatives to bring new residential land to market to help alleviate the current residential property shortage. These initiatives include:

- the City’s strong, pro-development stance;
- the proposed sale of land in the Kalgoorlie CBD (146 Egan Street) for the development of high-density town houses;
- the proposed sale of land in Broadwood for the development of residential estates; and the proposed development of a lifestyle village for temporary worker accommodation to alleviate pressure on hotels and caravan parks; and
- the City’s support of the “More than Mining” campaign for FBT reform, which calls for stamp duty relief on unit properties and owner/occupier properties.

Shire of Coolgardie

Current Housing issues and requirements

Public Housing Stock

Public Housing Stock in the Shire of Coolgardie is ageing and increasingly not fit for purpose. Much of the public housing stock consist of larger properties while the greatest demand (and rising) is for smaller and accessible dwellings. It has been observed by the Shire of Coolgardie, that, three or more-bedroom public housing properties are occupied by a single person or a couple.

King Street Units

The King Street Units (8 x single-bedroom units and 2 x two-bedroom units) were built in 1983. Betty Logan, a respected Coolgardie Aboriginal elder, has called for the complete “demolition and reconstruction” of the King Street buildings. On 14 January 2018, the Goldfields-Esperance regional newspaper, Kalgoorlie Miner, reported on “Horror Housing Conditions” in Coolgardie. The article stated that: *“Some tenants of this government housing feel like they are living in third world conditions” with the Department of Communities asserting that “double brick housing of this type has a useful life of ~ 50 years.”* The King Street units are in urgent need for a complete upgrade.

Kurrawang Community

Kurrawang, located in the Shire of Coolgardie, is an Aboriginal community that was established as a mission settlement in 1953 on a Crown Land Title reserve. In 1995, the Kurrawang Aboriginal Christian Community (Community) was issued with the title to land in freehold and in 2007, in exchange for freehold title, the State Government offered housing funding to the value of \$1M.

It is understood that, rather than surrendering the freehold for new housing, the Community continued to maintain their existing housing stock through funding from various agencies.

With many of the houses now nearing over 40+ years old, funding assistance to either replace or significantly upgrade housing stock is required. The Community has been actively seeking funding for several years to assist with this project with no outcomes to date.

Government Regional Officer Housing

There is an immediate need to modernise government employee housing to attract and retain these essential service providers in the Shire of Coolgardie. It is understood that while there are currently 7 GROH houses on offer in Coolgardie, only two of them are occupied.

Due to the poor condition of GROH housing stock, health workers, the mining registrar and teachers have recently moved to Kalgoorlie and now commute to Coolgardie. This has created a disconnect with the community they service which contributes to the risk that these essential services may be removed all together.

Seniors Accommodation

As per the 2016 Census for the Coolgardie Urban Centre Locality (UCL), the percentage of the population of people aged 55+ years was 30.3% or 262 people. In comparison to its neighbouring LGAs, Coolgardie’s average age of people aged 55+ over the last 10 years was 6.5%, almost 3% greater than Kalgoorlie-Boulder.

A survey regarding senior housing future needs was released to the community for completion by seniors 60 years old plus from 11 August to 31 August 2020. Results indicated a need for two-bedroom senior accommodation with 10% of respondents requiring this immediately and 40% requiring this housing by 2022.

Kambalda

The Shire has a joint arrangement with the Department of Housing & Works to provide aged housing in Kambalda. The Shire's share of the joint arrangement is 50% and the Shire is required to set aside the equivalent of 1% of the current replacement cost of the properties from the annual rental income for the long-term maintenance needs of the properties.

Coolgardie

In 1978, the Shire of Coolgardie constructed six units for senior accommodation in the Coolgardie townsite which is currently under the Shire's management. In early 2000, the Goldfields Masonic Homes Inc (GMH) relocated an additional six units from Kalgoorlie to the Montana Village site which they hold management over.

From 1978 to current, all units have been 100% tenanted with the Shire of Coolgardie recording a minimum of four requests for senior's accommodation annually. Amana Living and Silver Chain provide care and services in Coolgardie including Level 2, 3 and 4 Consumer Directed Care (CDC) packages.

In 2016, the GMH and the Shire of Coolgardie developed a partnership whereby they agreed to work together to enhance the senior's accommodation offerings in Coolgardie. As part of this partnership, the two organisations are considering the option of GMH managing all 12 units at the Montana Village. Further, they have also investigated and identified a need to expand the Montana Village to include an additional four units to meet the growing housing demand for seniors in Coolgardie.

Shire of Dundas

Current State Housing properties in Norseman with status as known by the Shire are provided in the table below.

Address	Allocation	Comment
151 Prinsep St	Homeswest	Tenanted
142 Prinsep St	Homeswest	Sold to private owner
152 Angove St	Police (ex Sgt house)	Vacant – requires kitchen/bathroom upgrade
150 Angove St	Police (ex Education)	Vacant
148 Angove St	Education	Sold to private owner
146 Angove St	Education (ex Principal's house)	Vacant
143 Angove St	Police	Tenanted
139 Angove St	Homeswest	Sold to private owner
137 Angove St	Homeswest	Tenanted
131A & B Angove St	Homeswest	Duplex units - tenanted
64 Angove St	Education	4x brick units - Sold to private owner – current business – Norseman Apartments
127 Goodliffe St	Police (ex Education)	Sold to private owner
125 Goodliffe St	Education (not 100% sure this was Govt)	Sold to private owner
120 Goodliffe St	DMIRS (ex Education)	Sold to private owner
51 Goodliffe St	Education	Tenanted – requires upgrade
49 Goodliffe St	Education (Principal's house)	Tenanted – 'new' build (approx. 2015?)
48 Goodliffe St	Education	Duplex units – tenanted (not sure if both)
47 Goodliffe St	Police	Tenanted
45 Goodliffe St	Police (Sgt's house)	Tenanted
39 Goodliffe St	Police (ex Education)	Tenanted
12A Mildura St	DMIRS (possibly Homeswest for a time)	Tenanted – WA Country Health – may be a private rental now??

Address	Allocation	Comment
14 Mildura St	Education	Tenanted?? - 'new' build (approx. 2015)
16 Mildura St	Police	Sold to private owner
38 Mildura St	Police	Tenanted – 'new' build (approx. 2015)
21 Roberts St	Education	Sold to private owner
3 Battery Rd	Homeswest	Demolished after last tenant moved out possibly prior to 2010. No apparent reason for demolition. House appeared quite well maintained. Not replaced on this site.
16 Battery Rd	Homeswest	Demolished after arson (not by the tenant). Not replaced on this site.

Overview and issues

There are currently a number of empty properties, both Government and privately owned, in Norseman. There are also a lot of people chasing rentals. Most of the empty private homes have absentee owners. These houses have been vacant for some time.

This vacancy problem is compounded by the current policy of Horizon Power that if the property is untenanted for more than 3 months, the power is disconnected, and the meter removed. If you want to reinstate the power, you have to go for an underground connection. Current cost of pillar to post connection is \$4950 (up in one leap from the 'subsidised' cost of \$795), then you have the cost of the new meter and the connection from the pillar to the house.

Most private owners are throwing their hands up and just leaving them empty, given that some of the houses in previous years, have sold for less than it would cost to reconnect the power.

There are several Indigenous families living in overcrowded conditions and looking for rentals and yet there are 9, possibly 10, government properties that have sold to private ownership, 2 have been demolished and at least 3 currently still vacant.

Maintenance seems to be a bit 'hit & miss' as to what's included in routine maintenance. Some of the houses have had leaks from showers which have completely rusted out the metal door frames and caused water damage into corridors etc. and generally all that happens is a Band-Aid fix to cover up the problem.

Occurrences of leaking roofs that have caused major ceiling damage, have not been repaired, and rather just replaced the damaged areas of the ceiling. Tiles lifting in shower recesses have work orders stating 'replace three tiles' when the whole wall needs fixing. Contractors will not vary from the work order because Department of Communities - Housing won't approve the variation and then they don't get paid.

One of the Quarantine houses out at Eucla is going to be replaced as the stumps are failing. Current tenants are having to move into a currently vacant Police house. Apparently, a new house will be built for Police. Several older houses for Police and Quarantine would be due for replacement. Believe there may be 2 or 3 relatively new Police houses.

Maintenance of houses at Eucla is even more problematical.

Shire of Esperance

The Shire of Esperance has noted there is an increase in homelessness numbers currently in town. There seems to be quite a “community” forming at the Soundshell. Lachie’s House have offered accommodation and provide food a couple of times a week and showering opportunities. There is no desire for any kind of permanent accommodation from their information. Whether this can be attributed to the summer season (this may change in the next couple of months), unwillingness to abide by the “rules” of an accommodation house (no alcohol or drugs) or just no desire for accommodation is not known.

There was some frustration around this occurring as there has been evidence of continued antisocial behaviour and by providing food and no push to have these people accommodated are we enabling the homelessness behaviour?

There is also a lack of rental accommodation currently available in Esperance. There was some discussion around the cause of this being the increase in the holiday accommodation (AirBnB etc) market. There is no data to back that up, but the Shire is aware, that rental accommodation remains an issue.

The Shire has been advised by the Department of Communities (Housing) that the waitlist for public housing still fluctuates between 22-28 people at any given time. No one at the Department could provide an update on the new single quarter units that have been previously discussed are progressing.

Shire of Laverton

Current Issues

- **GROH Housing**
 - GROH houses are in poor condition. Difficult to obtain teachers and police officers due to quality of housing.
 - Majority of the GROH houses do not have sufficient security to prevent break ins.
- **Aboriginal Short Stay housing** – Laverton has no short stay housing for Aboriginal people coming in from outlying remote communities. There is a need for short stay town-based camps for people coming into town for funerals etc. No suitable accommodation results in overcrowding in current housing or camping in the elements causing anti-social behaviours.
- **Social housing** – like most towns in the Goldfields issues with supply, quality and maintenance.
 - Insufficient housing stock resulting in overcrowding.
 - Social housing stock is in poor condition.
 - Poor response to maintenance issues.

Shire of Leonora

Current Issues

GROH Housing

As with the other towns in the Goldfields the condition of existing GROH Housing and ability to provide better quality and new housing is an issue in attracting teachers, nurses, police etc to Leonora. The Shire is exploring options with the Department of Communities to build dwellings for the GROH Program, in return for a 10-year lease arrangement.

From a demand perspective the Department of Communities has registered demand in its GROH PATH system for Leonora as per the table over the page.

Demand Identifier	Agency Name	District Name	Request Origin Name	Request Type Name	Last Updated	Number Of Bedrooms
2021-POL72	WA Police Force	LEONORA	Forward Planning	Replacement	22/01/2021	4
2021-POL73	WA Police Force	LEONORA	Forward Planning	Replacement	22/01/2021	4
2021-POL74	WA Police Force	LEONORA	Forward Planning	Replacement	22/01/2021	4
2021-POL75	WA Police Force	LEONORA	Forward Planning	Replacement	22/01/2021	4
2021-ED81	Department of Education	LEONORA	Forward Planning	Replacement	20/10/2020	2
2021-ED82	Department of Education	LEONORA	Forward Planning	Replacement	20/10/2020	3
2021-ED83	Department of Education	LEONORA	Forward Planning	Replacement	20/10/2020	3
2021-ED84	Department of Education	LEONORA	Forward Planning	Replacement	20/10/2020	2
2021-ED85	Department of Education	LEONORA	Forward Planning	Replacement	20/10/2020	2
2021-ED86	Department of Education	LEONORA	Forward Planning	Replacement	20/10/2020	3
2021-ED257	Department of Education	LEONORA	Adhoc	Additional	29/03/2021	2

Social housing

Similar to Laverton and Wiluna, Leonora has issues with supply, quality and maintenance of social housing. The Department of Communities currently has out a tender that requires the services of a suitably qualified builder for the construction of two group dwellings at Lot 64 (99) Tower Street Leonora. The tender closed on Friday 19 November 2021 and construction is expected to commence in 2022.

Aboriginal Short Stay housing

Leonora also has no short stay housing for Aboriginal people coming in from outlying remote communities. There is a need for short stay town-based camps for people coming into town for funerals etc. No suitable accommodation results in overcrowding in current housing or camping in the elements causing anti-social behaviours.

Shire of Menzies

The school in Menzies is run by 3-4 teachers. The State provides no housing and are reliant on renting from the Shire or privately. Currently the Shire does not have enough housing for its own staff let alone looking after State Government agencies.

If the State Government would build a couple of 2x1 units, this would cover their needs.

The Shire is also currently looking at a private/LG joint venture for village accommodation. However, there are issues with DLPH and DMIRS, regarding excising a suitable parcel of land to undertake the development. DMIRS is advising that having a village would be a work, health and safety issue from dust, even though most people living in the Shire already live with dust given that is the lay of the land.

Shire of Ngaanyatjarraku

As the Shire of NG housing stock is 100 percent social housing and all housing is owned by the State Government the Shire has no ratepayers as the State is exempt from paying rates.

This provides a significant issue for the Shire as it has no capacity to provide staff housing, given its lack of an income stream normally associated with Local Governments that have rates to assist in funding infrastructure requirements. The Shire is totally reliant on grants.

The Shire's existing housing stock is mainly located within the community, is now aging and was built with grants. This housing is older style besser block and is fixed and would be circa \$650-700k to replace. As the land is leased by the State to the Community the Shire has no title to the land. As such the Shire is not able to 'sell' this property and cannot relocate it as it is fixed.

Given the unique nature of housing in the Shire of NG, which is different to all other Local Government Authorities in the region, the Shire has developed its own housing strategy/proposal in late 2021 and it is currently in discussions with the Department of Communities regarding actioning it. A copy of the proposal can be found at **Attachment 1** to this document.

The Shire is also proposing to upgrade the Civic Precinct which is out of the community via a Business Case for grant funding. It is proposed to include capacity for new 'transportable' housing within the Civic Precinct at a cost of approximately \$400k.

This housing could be relocated at a future date if need be.

The Shire is also working with the Department of Communities for improved service provision to the communities. This will require additional staff, for which there is no staff housing available. If the staff are funded the Shire would need an additional 4 transportable homes at circa \$1.6m in total.

Shire of Wiluna

Housing Statistics

Wiluna townsite:

- 42% Social Housing
- 11% GROH Housing
- 16% Private Housing
- 11% Shire Housing
- 18% Health care workers (NAHS)
- 1% Other Government Departments (DFES, Water Corp)

17 Remote Community Houses in Bondini

Current Issues

- **GROH Housing**

- Sufficient number of GROH houses however stock is in poor condition. Difficult to obtain teachers and police officers due to quality of housing.
- Majority of the GROH houses do not have sufficient security to prevent break ins. All windows should be secured with crimsafe screens to prevent access through broken windows and reduce maintenance issues as the local youth regularly target glass windows with ging-slingers.

- Housing distribution also needs investigating. Teacher housing is currently all grouped together. In the school holiday breaks when our teachers leave town, their housing is targeted for criminal damage. Pairing teacher houses with police houses could alleviate this issue and provide an environment for engagement and support across agencies
- **Remote community housing** – significant maintenance issues in remote communities such as Bondini in the Shire of Wiluna.
 - Several houses at Bondini have urgent plumbing issues that are introducing an Environmental Health risk which is likely to result in poor health outcomes for the people living in that community.
 - The remote contractor arrangement for maintenance does not work. The contractor for the Wiluna area is Pindan who subsequently subcontracts to S&K Plumbing who reportedly stated they couldn't come out this week due to road closures caused by rain, there has been rain and there has been water on the road, but there has been no road closures. This is unacceptable for the end user here, especially when there is a local plumber who would gladly accept this work and perform it in a timely fashion. The McGowan government has, especially since the COVID Pandemic, a policy for local content being used in government contracts yet we see no practical demonstration of that.
- **Aboriginal Short Stay housing** – Wiluna has no short stay housing for Aboriginal people coming in from outlying remote communities. There is one house at the town-based reserve at Bondini used for people coming into town for sorry camp and lore. No suitable housing results in overcrowding in current housing or camping in the elements. Aside from the health issues resulting from sleeping rough, camping also results in significant amount of rubbish being left in the bush or at Bondini.
- **Social housing** – issues with supply, quality and maintenance.
 - Insufficient housing stock resulting in overcrowding.
 - Social housing stock is in poor condition.
 - Extremely poor response to maintenance issues. Recent example: elderly Aboriginal woman who is the primary carer for number of grandchildren had a power outage on 30 December 2020. She contacted the Department of Communities and was advised a job had been logged with Horizon Power and the power wouldn't be restored until 14 January 2021. The Department of Communities did not offer any alternative solution for the resident to deal with the power outage and did not escalate the issue. All of the resident's refrigerated food was soiled. The Shire of Wiluna CEO became aware of the issue on 5 January and escalated the issue with Horizon Power resulting in power being restored on 7 January 2021.
 - Another example is a property with plumbing issues resulting in them needing to cook outside for over 12 months.
 - Multiple social housing dwellings co-located also relates in antisocial behaviour from one dwelling impacting on residents in adjacent dwellings.
- **Aged care** – insufficient aged care – only very limited supported aged care rooms as part of the health campus. No independent aged care accommodation

- **Health care workers accommodation** – health care workers accommodation is provided as part of the health campus - predominately for a FIFO workforce. Accommodation is sufficient in quantity however there is insufficient security on the housing. One house has been broken into at least six times in recent months. The Shire of Wiluna has had a few requests for the use of Shire housing for health care workers due to security/safety issues with their housing. This is impacting on their ability to get and retain health care workers to Wiluna.
- **Private housing** – some private housing in town and there is demand for more which is impacting on any future economic development opportunities and the availability of local skilled labour. Factors impacting on development of private housing include land availability, cost to build, cost to connect to services, inappropriate zoning.

The Shire of Wiluna have invested in housing for Shire workers and short-term accommodation (motel) for visiting temporary workers, including government departments. The Shire often receives requests from local businesses (e.g. plumber or businesses looking to provide services to the nearby mines) to rent Shire houses.

- **Temporary Workers Accommodation** – other than the few motel units the Shire own, there is no temporary workers accommodation in the Wiluna townsite. The Shire uses their motel units to house visiting professionals and trades for Shire business. Requests are often received from Government agencies, such as Department of Justice for prison officers accompanying prisoners attending local funerals, are often received but cannot always be accommodated due to limited rooms and/or cleaning/servicing staff. Alternative donga accommodation is available approx. 10km out of town however the facilities are very outdated and in need of repair. Having no temporary workers accommodation when a number of mine sites are within a 50km radius to Wiluna, means that opportunities for local employment and engagement are lost with mining companies. Also impacts local economic development for sites developing own accommodation.
- **There has been no Department of Communities representation in Wiluna since 17 December 2020.** No representation has resulted in no support being provided for families with housing, family violence and child protection issues and no advocacy and mentoring being provided to help change behaviours. Small remote communities, such as Wiluna, could be serviced from Perth via direct flights when resourcing from the regional office is an issue, rather than no service at all. Agencies do not engage with the Shire when visiting and therefore again supports lack of coordination of services between all levels of government.
- **Health and hygiene issues.** There is a potential issue from having multiple dwellings on one block, which can increase health issues. There are currently rows of four units on one block in Wiluna and this week the health service sought assistance with a vicious dog on the property where a tenant was requiring assistance with house cleaning due to ill health. There has been a number of dogs (around 13 on the property) as well as dead dog carcasses inside, which is a real health issue. What was more alarming was the fact that due to the multiple dwellings on one block an infestation of ticks has spread across these properties starting from this residence. This poses major risk to other residents. There is a need to ensure that properties are placed on appropriate sized blocks particularly in the interests of aboriginal health.

Australian Government Housing Strategy / Policies / Actions

Housing is fundamental to all Australians and the housing market has a significant influence on a number of key social and economic aspects of society.

- From a social perspective, housing provides a stable base from which we can participate in society, form families, and enjoy retirement. Housing can determine lifetime education, employment, and health outcomes.
- From an economic perspective, housing has a significant impact upon investment, productivity and participation, as well as consumption and saving trends across the economy.

Housing is also central to the effectiveness of Australia's welfare system.

Governments play a significant role in the housing market at two levels. The first is at the structural level, whereby governments determine the policy framework by which the overall market operates. The second is through direct interventions in the market, in circumstances where either the market is unable to provide appropriate outcomes for specific groups of people, or where governments are seeking to achieve specific outcomes.

While state and territory governments are primarily responsible for the delivery of housing and homelessness services, in 2020-21, the Australian Government expects to spend around \$8.4 billion to help improve housing and homelessness outcomes, this includes:

- around \$5.5 billion in Commonwealth Rent Assistance to help eligible Australians pay their rent; and
- around \$1.6 billion through the National Housing and Homelessness Agreement (NHHA) to states and territories.

The NHHA aims to improve Australians' access to secure and affordable housing across the housing spectrum. Under the NHHA, to receive funding, state and territory governments need to have publicly available housing and homelessness strategies and contribute to improved data collection and reporting.

The NHHA targets jurisdiction specific priorities including supply targets, planning and zoning reforms and renewal of public housing stock while also supporting the delivery of frontline homelessness services.

National Housing and Homelessness Agreement

The National Housing and Homelessness Agreement (NHHA) commenced on 1 July 2018 and provides around \$1.6 billion each year to states and territories to improve Australians' access to secure and affordable housing across the housing spectrum.

The NHHA includes \$129 million set aside for homelessness services in 2020-21. States and territories will match this funding.

Under the NHHA, to receive funding, state and territory governments are required to have publicly available housing and homelessness strategies and contribute to improved data collection and reporting.

The housing strategies must address the NHHA housing priority policy areas relevant to the state or territory. The housing priority policy areas include:

- affordable housing,
- social housing,
- encouraging growth and supporting the viability of the community housing sector,
- tenancy reform,
- home ownership and
- planning and zoning reform initiatives.

The homelessness strategies must address the NHHA priority cohorts, and outline reforms or initiatives that reduce the incidence of homelessness. Priority homelessness cohorts include:

- women and children affected by family and domestic violence,
- children and young people,
- Indigenous Australians,
- people experiencing repeat homelessness,
- people exiting from care or institutions into homelessness and
- older people.

National Rental Affordability Scheme (NRAS)

The NRAS is an Australian Government initiative delivered in partnership with state and territory governments to invest in affordable rental housing.

NRAS aims to stimulate the supply of new affordable rental dwellings; and reduce rental costs for eligible low to moderate income households by at least 20 per cent below market rates for up to 10 years.

The Australian Government is responsible for administering and implementing NRAS, while the Western Australian Department of Communities administers the State Government's funding contribution.

The properties are privately owned and managed by not-for-profit and non-government organisations.

The Scheme offers annual [incentives](#) for ten years (indexed annually to the rental component of the [CPI](#)). The two key elements of the incentive are:^[4]

- A Commonwealth Government Incentive currently of \$8,335.75 per dwelling per year as a refundable tax offset or payment ; and
- A State or Territory Government Incentive currently of \$2,778.58 per dwelling per year in direct or in kind [financial support](#).

The [Department of Social Services \(Australia\)](#) is responsible for the implementation and ongoing management of NRAS, in consultation with the [Australian Taxation Office](#).

The incentive is available to nearly all [dwelling](#) types such as houses, apartments, villas, flats and town houses.^[4] This first incentives were paid annually from a period beginning 1 May 2008 to April 30th 2009, in what is referred to as an NRAS Year, which offsets the financial year by two months.^[5]

Payments based on the NRAS Year will continue until 2026.

National Housing Infrastructure Facility (NHIF)

The National Housing Infrastructure Facility (NHIF) is a \$1 billion facility that provides finance for eligible infrastructure projects to unlock and accelerate new housing supply, particularly affordable housing. The NHIF offers concessional loans, grants and equity investments and is administered by the National Housing Finance and Investment Corporation (NHFIC) on behalf of the Australian Government.

Critical housing-enabling infrastructure projects are eligible for NHIF finance and can include new or upgraded infrastructure for services such as stormwater, sewerage, water, gas and electricity; site remediation works including the removal of hazardous waste or contamination; and telecommunications and transportation (including roads). The NHIF can also be used for onsite and linking infrastructure and for both 'greenfield' and 'brownfield' sites. Eligible infrastructure projects do not include housing itself or community infrastructure such as parks, childcare centres or libraries.

Who can apply for the NHIF? Registered community housing providers; State or territory governments or government-owned development corporations or utility providers; Local governments or their investment corporations or utility providers; and Special purpose vehicles that have at least one eligible foundation member (as above). To be eligible for the NHIF, an applicant must demonstrate that without NHFIC financing, its project would be unlikely to proceed or would proceed only at a much later date or with less new affordable housing.

Further details and guidelines can be found at <https://www.nhfc.gov.au/what-we-do/national-housing-infrastructure-facility/>

The NHIF is yet to be accessed across Western Australia.

Other Federal Government funding sources that can unlock and be a key enabler of housing supply in regional Australia that could be further investigated include:

Indigenous Business Australia (IBA);
Indigenous Land and Sea Corporation (ILSC); and
the National Disability Insurance Agency's Specialist Disability Accommodation (SDA)RCA.

Western Australian Government Housing Strategy / Policies / Actions

WA Housing Strategy 2020-2030

The State Government WA Housing Strategy 2020-2030 was launched on 14 October 2020. The strategy aims to connect 150,000 WA households to safe, stable and sustainable homes by 2030. The GVROC needs to be aware of the Strategy and its targets, when looking at how it approaches Government to address the housing issues and needs within the region.

The strategy is a call to action for all sectors to work together to improve housing choices and access to suitable and affordable homes – particularly for the most vulnerable.

The Strategy sets clear targets to create a more agile housing system that can respond to current and future need (refer to diagrams below or visit website at [WA Housing Strategy 2020-2030 Targets](#)).

Connecting 150,000 WA households to a home by 2030

Choice of homes

Western Australia is a large state, with some of the most remote communities in the world. Whatever our circumstances, a safe, stable, sustainable home is fundamental to our wellbeing.

We know that creating sustainable communities requires more than urban planning. We need to focus on social integration, inclusion and participation.

Implementation

This strategy is the way forward, delivering diverse housing solutions for WA, and committing to the broad scope of responses needed.

It will be delivered through three implementation plans:

- Affordable Housing
- Regional and Remote Housing, and
- Social Housing Framework.

The strategy will:

- ✓ Connect people to safe, stable, sustainable homes
- ✓ Improve housing choice and outcomes for WA households and communities
- ✓ Create an agile, future-oriented housing system that can respond to social and economic changes

www.communities.wa.gov.au/wahousingstrategy



Working together to improve outcomes

Housing is much more than a place to live. A well-connected home enables access to services, links to work and provides spaces for us to recreate.

Connecting more people to the right homes requires strong leadership. However, it's not a problem the WA Government alone can solve. It requires all sectors and all levels of government to make it happen.

In addition to broad outcomes under each focus area, the strategy recognises there are some groups of people that require tailored housing responses. The outcomes we are seeking for these groups include:

- **families with children** – children live in healthy, stable homes that support their development
- **young people (ages 18-25)** – young people are supported in their housing choices
- **Aboriginal people** – Aboriginal people have secure homes that enable their wellbeing
- **people with disability** – people with disability have a choice of homes to meet a range of needs, and
- **older Western Australians** – older people can age with choice in their communities.



WA Housing Strategy 2020-2030



We are at a defining point

Safe, secure and stable housing is a simple human need, however accessing and maintaining a home in WA can be far from simple.

Despite significant investment in housing across all sectors, many households are unable to access a home that meets their needs. This is driven by a range of systemic and structural issues, which impact housing affordability and reduce choice. Looking forward, a greater number of people in WA will require assistance to connect to a home.

Overview of alignment with the Outcomes Measurement Framework WA



As our lives and our society becomes more complex, a business as usual approach will no longer support WA's housing system. The strategy acknowledges this complexity and seeks to provide a new approach.

Targets

To deliver the outcomes, we need measurable targets to track our progress and ensure we are making a positive impact in our communities. The strategy sets out key targets for each focus area.

WA Housing Strategy 2020-2030

Connecting 150,000 WA households to a home by 2030

Focus areas, outcomes and levers

The strategy focuses on five areas with an outcome for each. A number of levers will be applied to activate these outcomes.

Strategic principles

- A housing system that provides choice for every Western Australian.
- Support equity and accessibility to create an inclusive WA.
- Maintain and grow the social housing safety net.
- Person-centred, place-based and community focused.



It commits to:

- a 6% net increase in social homes over the next 10 years (2,600 homes)
- diversifying the rental sector
- continuing to responsibly support home ownership opportunities for people on low to moderate incomes
- improving the availability of liveable designed housing
- building liveable, inclusive and connected communities that improve social and economic participation
- improving outcomes through a more integrated approach to housing and service assistance
- creating jobs and contributing to the State's economy.

Three plans are now being developed that will contribute towards the achieving these targets:

- an affordable housing implementation plan
- a social housing framework
- a regional and remote housing implementation plan.

In the context of the regional and remote housing implementation plan, it is important that the GVROC has a position and input into this plan as it is developed.

Social Housing and Homelessness

The State Government has committed an additional \$884 million in the 2021-22 State Budget to social housing and initiatives to prevent and tackle homelessness.

New social housing and homelessness initiatives in the 2021-22 Budget include:

- a \$750 million Social Housing Investment Fund to substantially increase Western Australia's stock which, with other initiatives in the Budget, will deliver \$2.1 billion to fund an estimated 3,300 properties;
- \$20 million to renew three ageing social housing precincts in Albany, Bunbury and Geraldton;
- an additional \$38.5 million for expanded capacity at two Common Ground facilities, increasing total funding allocated to the supported housing facilities to \$73.5 million for a 112-apartment complex in the Perth central business district and a 50-apartment complex in Mandurah. This includes \$8 million in Commonwealth funding through the Perth City Deal;
- \$26 million to convert 72 dwellings from the METRONET Social and Affordable Housing and Jobs Package into social housing;
- \$6 million for a Local Government Partnership Fund for Homelessness to partner and co-fund homelessness initiatives tailored to local government areas' needs; and
- \$3.4 million over four years to expand Youth Futures crisis accommodation.

The significant funding boost will support two key strategies launched by the Government - the 'WA Housing Strategy 2020-2030' and 'All Paths Lead to a Home: Western Australia's 10-Year Strategy on Homelessness 2020-2030'.

State-wide modular social housing program

The State Government announced on 29 October 2021 the signing of contracts for local companies to deliver up to 80 modular homes to address the shortages of available social housing. The homes are part of the Government's commitment to build social housing properties through a Modular Build Program, including homes in the regions. Modular and prefabricated construction is being tested at scale for sustainable and quick delivery of social housing compared to the longer traditional house building methods.

The initial 80 modular built properties kick-start the commitment to deliver more than 200 modular social homes through a Modular Build Program across the State in the next two years, including around 150 in regional Western Australia.

The first 15 homes have already been allocated and all will be delivered to regional WA including two homes for Laverton in the Goldfields region.

The Modular Build Program, which will be delivered through the Department of Communities, will focus on areas of high demand.

Government Regional Officer Housing

Under the Government Regional Officers' Housing (GROH) Program the Department of Communities (DoC) has limited funds available in its budget to construct new dwellings across the State to support the delivery of State Government Services, through the provision of suitable and appropriate accommodation, under the GROH Program. Most of the DoC's capital works are directed towards remote non-market locations across the State, where funds from external investors are not available.

The following table shows a summary of additional demand for the Goldfields region by location and timing as provided by the DoC in early November 2021, highlighting a need for 78 properties over the next three years:

Row Labels	Outstanding	2021-2022	2022-2023	2023-2024	Grand Total
ESPERANCE		8	5		13
HOPETOUN		1			1
KALGOORLIE	4	25	10	5	44
KAMBALDA	1			1	2
LAVERTON	5				5
LEONORA		1	1		2
MENZIES		1			1
MOUNT MARGARET	1				1
NORSEMAN	1	4			5
TJUNTJUNTJARRA	2				2
WARAKURNA	1				1
WARBURTON	1				1
Grand Total	16	40	16	6	78

The DoC is open to exploring the option of entering arrangements with Local Government Authorities to build dwellings for the GROH Program, in return for 10-year lease arrangements. Under this process the replacement of any GROH dwellings would also require the commitment of the relevant GROH client agency as well as they will need to commit to the 10-year lease agreement. Under this arrangement the negotiated lease amount would be based upon a cost recovery of the cost of land and building over 25 years.

The DoC believes this approach should work well for any Local Government Authority from a financial perspective, so long as it is in alignment with its strategic objectives.

More information on the standard process followed when a Local Government Authority or investor wishes to build dwellings suitable for GROH can be found at the DoC's website <http://www.housing.wa.gov.au/investorsandpartners/investmentbusinessopportunities/Pages/default.aspx>.

Kalgoorlie-Boulder Land Group

The Goldfields Esperance Development Commission (GEDC) established the Kalgoorlie-Boulder Land Group in early 2021 bringing together key state and local government stakeholders to discuss and deliver proactive solutions to land constraints and opportunities. Through the group, the GEDC aims to foster a better understanding of DevelopmentWA, State Government and local Government land supply and development options, industry accommodation needs, investor/industry attraction models, constraints and land rights including mining tenement and Native Title implications and capacity constraints. The Group includes senior representation from GEDC, DevelopmentWA, Department of Communities, City of Kalgoorlie-Boulder (CoKB), Department Planning Lands Heritage (DPLH) and the Kalgoorlie Boulder Chamber Commerce and Industry (KBCCI).

A key focus of the Group has been the review of DevelopmentWA and State land holdings and development of a business case and advocacy to secure the tendering of subdivision works for a 31-lot residential land release and the sale of a large lot for medium density residential development at Greenview in Karlkurla, Kalgoorlie (announced 15 July by Ministers Housing and Lands).

The additional 31 residential lots have now been released for sale by DevelopmentWA at the popular Karlkurla Greenview Estate in Kalgoorlie-Boulder to help meet strong community demand. The two new stages at Greenview offer lots between 544sqm and 888sqm, starting from \$159,000. Construction started in mid-August 2021 and is anticipated to be completed early next year in 2022.

The Group also continues to explore other housing and land options including housing development proposals led by the State (Department of Communities) and the CoKB. The CoKB is informally requesting State government support via leasing (GROH) or other investment models to support development of Kalgoorlie-Boulder's first higher density residential unit development in the Kalgoorlie City Centre.

The GEDC is also supporting a land audit being undertaken across goldfields regional centres and assisting DPLH with local liaison and project opportunities to de-constrain land.

The GEDC is also currently investigating potential housing and land options in collaboration with the Shire of Esperance and other sub-regional stakeholders.

Strategies and Actions

The following GVROC strategies and actions are aligned with the State Government's WA Housing Strategy 2020 – 2030 to ensure the best outcomes are achieved for the Goldfields Esperance Region in addressing the current housing shortages and needs. The strategies and actions also align with the objectives and key principles outlined in this document. It is recognised that no one solution in isolation will drastically improve the current housing situation but rather with many minor changes and enhancements, there is likely to be considerable cumulative positive impacts. Additional to these actions is also the Shire of Ngaanyatjarraku's housing strategy/proposal (see **Attachment 1**) that also forms part of the GVROC Housing approach, given that Shire's unique housing situation.

Strategies	Actions
<p>1. Unlocking and optimising land for housing development.</p>	<p>1.1 GVROC Chair formally write to the Goldfields Esperance Development Commission requesting that the Kalgoorlie Boulder Land Group be expanded to include representatives from all GVROC LGAs and be renamed as the Goldfields Esperance Land Group to discuss and deliver proactive solutions to land constraints and opportunities for housing in the region.</p> <p>1.2 Each GVROC LGA to identify land parcels suitable for housing development.</p> <p>1.3 The GVROC to prioritise (based on current demand, capacity and capability to unlock) the identified land parcels and provide this list to the GEDC and the Goldfields Esperance Land Group to progress.</p>
<p>2. Facilitate private and public delivery of social and affordable housing in the region where possible, using the local government planning system and redeveloping underutilised state and local government land.</p>	<p>2.1 Align local planning policy with State planning policy and the WA Housing Strategy to support and meet affordable housing objectives.</p> <p>2.2 Ensure local government best practice subdivision and design standards, as well as monitoring and facilitating the supply of land where appropriate.</p> <p>2.3 Streamline and reduce red tape approval processes for social and affordable housing developments.</p> <p>2.4 Partner with the Federal and State Government and community housing sectors to identify new affordable housing construction methods and funding options that can reduce the gap between social housing and private housing options.</p> <p>2.5 Look at joint ventures with State Government, private developers and community housing providers to facilitate and leverage project financing to develop identified underutilised state and local government land parcels for housing.</p>
<p>3. Advocate for effective policy and increased investment in public, social and affordable housing.</p>	<p>3.1 Advocate for reforms in planning regulation to include mandatory provisions for social and affordable housing, that represent the needs and priorities of the region.</p> <p>3.2 Lobby State and Federal government for increased capital investment, housing subsidies and use of surplus land towards social and affordable housing in the region.</p> <p>3.3 Encourage new social housing developments in the region that are dispersed across LGA areas rather than concentrated in particular areas.</p> <p>3.4 Advocate for improvements in housing affordability that generally have region-wide benefits.</p>

Strategies	Actions
	3.5 Advocate for the establishment of the Goldfields Esperance Land Group.
4. Advocate for an increase in the number and upgrade in quality of housing supplied under GROH in the region.	4.1 Confirm current demand in each LGA for key government workers with lead agencies (e.g. police, teachers, health workers etc.) and prioritise needs in region. 4.2 Determine and agree which GVROC LGAs have capacity to invest and provide housing for GROH. 4.3 Based on Action 1 and 2 above engage with Department of Communities to enter process and proceed to lease arrangements. 4.4 Advocate on behalf of the region's communities the need for the Department of Communities to review its current supply, management and maintenance of existing GROH properties in the region, in respect to the region's issues in attracting and retaining public servants to the region to deliver essential services that are the backbone of any community.
5. Build community capacity to support people in housing difficulties.	5.1 Maintain effective networks with government, community and not for profit organisations that can provide assistance. 5.2 Support the work of local community housing organisations. 5.3 Provide information on services and resources available to the community looking for housing on LGA media platforms.
6. Advocate for increased housing choice in the region.	6.1 Ensure that GVROC LGAs planning systems and strategies allow and cater for a range of housing types that allow the for greater diversity of housing choice to meet the needs and lifestyles of the community e.g. aging in place.
7. Facilitate delivery of short stay/transient accommodation in the region's towns for its Aboriginal people.	7.1 Advocate to the State and Federal Governments to establish short stay housing for Aboriginal people coming in from outlying remote communities into the GVROC regional towns. There is a need for short stay town-based camps for people coming into town for funerals etc. No suitable accommodation results in overcrowding in current housing or camping in the elements causing anti-social behaviours.
8. Partner with the Mining Industry in the region with a view to maximising the benefits to local regional communities from mining and limiting the impact on those communities in respect to housing needs and demands.	8.1 Develop a whole of region policy position on establishment of mining work camps and how local governments can better be engaged through their establishment to look at their development being something that can benefit the local community during their use and post their mining operational use. For example, work camps could be constructed in a style that could provide other primary possible uses such as a senior's residential village; workers accommodation for essential service workers or even local government officers required in the towns but unable to be housed to current housing shortages; social housing or transient Aboriginal short stay accommodation. 8.2 Advocate on behalf of the region to the Minister for Mines and Petroleum, requesting him to undertake a review of the Mining Act 1978 with a view to maximising the benefits to local regional communities from mining and limiting the impact on those communities; ensure that the Mining application process includes a mandatory MOU with the Local Governments which would be overseen by the Auditor General to ensure fairness to the Community by having the mining company contribute to local infrastructures and housing.

Attachments

Attachment 1 - Shire of Ngaanyatjarraku Housing Strategy/Proposal to the Department of Communities – December 2021

File CP.00

22 December 2021

Mr Mike Rowe
 Director General
 Department of Communities
 Locked Bag 5000
 FREMANTLE WA 6959

enquiries@communities.wa.gov.au

Dear Mr Rowe

I write in reference to current and future housing needs for Government employees and community residents in Warburton.

The Shire of Ngaanyatjarraku is responsible for the provision of "mainstream" local government and delivery of services to the ten remote Aboriginal communities and visitors within the Shire's boundaries. These boundaries cover some of the most remote parts of Western Australia from the Pilbara in the North, South to the Northern Goldfields and East to the Northern Territory border. The Shire offices are based in Warburton, the largest community in the Shire, and the Shire has traditionally maintained a portfolio of properties in the community to provide accommodation for Shire employees.

In recent times the Shire has moved to more flexible working arrangements (to attract professional staff) and is keen to realign its staff accommodation model to more flexible housing arrangements suited to a temporary and transitional workforce (drive/fly in drive/fly out). The Shire is therefore exploring the potential to invest in new transportable shared living accommodation on an alternative site closer to the Shire offices located outside the community. This housing would be more suitable to today's workforce accommodation needs, rather than the traditional three-bedroom family housing.

As part of our proposal the Shire would like the Department to consider the opportunity to acquire some of the Shire's existing housing in order to provide much needed housing for Government employees and members of the local Warburton community. The properties in question are consistent with existing housing in the community, and all are structurally sound, secure and well maintained.

The properties in question consist of:

Lot 158 Ninth Street - a 2 unit duplex, brick and colourbond, 2-bedroom, 1 bathroom, secured building and parking, located next door to the current Government Regional Officers' Housing used to accommodate WAPol staff.

Lot 104 Fifth Street – a 2 unit duplex, brick and colourbond, 2-bedroom, 1 bathroom, secured building and parking located in the heart of the community

Lot 97 Fifth Street – a brick and colourbond, 3-bedroom, 1 bathroom property, secured building and parking located in the heart of the community

Lot 98 Fifth Street – a brick and colourbond 3-bedroom, 1 bathroom property, secured building and parking located in the heart of the community

Initial discussions with Departmental staff and the Department's Housing Manager in Warburton, Ngaanyatjarra Council indicate that there is unmet demand for housing from Government employees and community members in Warburton. Given its location adjacent to the existing Police accommodation it is understood there is potential interest in lot 158 being



Shire of Ngaanyatjarraku
 ON A JOURNEY

Tjulyuru Cultural and Civic Centre
 Warburton Community

PMB 87 via Kalgoorlie
 Western Australia 6431

Telephone: (08) 8956 7966
 Facsimile: (08) 8956 7959

Email: mail@ngaanyatjarraku.wa.gov.au
 Website: www.ngaanyatjarraku.wa.gov.au

used for government employee housing. We understand from Ngaanyatjarra Council that there is a strong waiting list from families requiring accommodation in Warburton and due to the absence of available new housing stock and turnover in existing stock this unmet demand is resulting in ongoing problems with overcrowding in the community.

Given the proximity of the Ngaanyatjarra lands to the Northern Territory and the South Australian borders and the traditional movement of community members between communities in each State, it is highly likely that there will be increased demand for housing in Warburton when state border restrictions are relaxed early in 2022.

We understand the constraints on the Department in delivering additional housing supply in remote Western Australia due to the current levels of activity in the Western Australian construction industry and believe this may provide the Department with the opportunity to deliver additional housing in a cost and time efficient manner.

The Shire is required to dispose of assets consistent with its statutory and legal obligations under the Local Government Act as it has done with other Shire buildings. As such we propose to offer the six dwellings to the Department for sale at its book value / written down market value based on their age and condition. The Shire undertook an independent market valuation of the properties (excluding land) in accordance with Fair Value legislation in 2015 and has depreciated values since then (est. \$1.7m). Any funds generated from the sale would be reinvested back into transportable accommodation for fixed / transient Shire staff and its contractors, ensuring improved service delivery for community members.

If you would like to pursue this offer further, the Shire can provide more detail on the condition of the properties and is prepared to have the Department's Housing Manager, Ngaanyatjarra Council, conduct full property inspections to provide up to date property condition assessments. We would welcome the opportunity to discuss this further.

Should you wish to discuss this I can be contacted at Kevin.Hannagan@ngaanyatjarraku.wa.gov.au or on 0428848916.

Yours faithfully

Kevin Hannagan
Chief Executive Officer

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