



**Shire of Derby /
West Kimberley**

AGENDA

Special Council Meeting Thursday, 17 October 2024

I hereby give notice that a Special Meeting of Council will be held on:

Date: Thursday, 17 October 2024

Time: 5:00 PM

**Location: Council Chambers
Clarendon Street
Derby**

Tamara Clarkson

Acting Chief Executive Officer



Our Guiding Values

We are **PROUD** of who we are and where we live.

We will create a **POSITIVE LEGACY** for our children and children's children.

We will go about our business with **INTEGRITY, TRANSPARENCY and AUTHENTICITY**.

We value and **RESPECT** what our community has to say and will strive to make things happen.

We are **PROUD** of and value the **KNOWLEDGE** of our diverse and strong people and cultures.

We value our **RELATIONSHIPS** and will work with others to achieve common goals and gain maximum impact.

We are **PROUD** of and **COMMITTED** to the responsible preservation of our unique natural environment and making sure our built environment reflects our current and future needs.

We are open for and encourage business, industry and all aspects of **COMMUNITY DEVELOPMENT**, particularly our thriving arts and cultural scene.

Disclaimer

No responsibility whatsoever is implied or accepted by the Shire of Derby/West Kimberley (Shire) for any act, omission or statement or intimation occurring during Council or Committee meetings.

The Shire disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee meetings. Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or Committee meeting does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by any Council Member or officer of the Shire during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire.

The Shire warns that anyone who has any application lodged with the Shire must obtain and should only rely on written confirmation of the outcome of the application and any conditions attaching to the decision made by the Shire in respect of the application.

Notes for Members of the Public

PUBLIC QUESTION TIME

The Shire of Derby/West Kimberley extends a warm welcome to you in attending any Shire meeting. The Shire is committed to involving the public in its decision-making processes whenever possible. The ability to ask questions during 'Public Question Time' is of critical importance in pursuing this public participation objective. The Shire sets aside a period of 'Public Question Time' to enable a member of the public to put questions. Questions should only relate to the business of the Shire and should not be a statement or personal opinion. Upon receipt of a question from a member of the public, the Presiding Member may either answer the question or direct it to an officer to answer, or it will be taken on notice.

Any comments made by a member of the public become a matter of public record as they are minuted by Council. Members of the public are advised that they are deemed to be held personally responsible and legally liable for any comments made by them that might be construed as defamatory or otherwise considered offensive by any other party.

MEETING FORMALITIES

Local government Council meetings are governed by legislation and regulations. During the meeting, no member of the public may interrupt the meetings proceedings or enter into conversation. Members of the public shall ensure that their mobile telephone or audible pager is not switched on or used during any Shire meeting.

Members of the public are hereby advised that the use of any electronic, visual or audio recording device or instrument to record proceedings of the meeting is not permitted without the permission of the Presiding Member.

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Notes for Council Members

NATURE OF COUNCIL'S ROLE IN DECISION MAKING

Advocacy:	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive/Strategic:	The substantial direction setting and oversight role of the Council such as adopting plans and reports, accepting tenders, directing operations, grants, and setting and amending budgets.
Legislative:	Includes adopting local laws, town planning schemes and policies.
Administrative:	When Council administers legislation and applies the legislative regime to factual situations and circumstances that affect the rights of people. Examples include town planning applications, building licences and other decisions that may be appealable to the State Administrative Tribunal.
Review:	When Council reviews a decision made by Officers.
Information:	Includes items provided to Council for information purposed only that do not require a decision of Council (that is for 'noting').

ALTERNATIVE MOTIONS

Council Members wishing to make alternative motions to officer recommendations are requested to provide notice of such motions in written form to the Chief Executive Officer prior to the Council meeting.

DECLARATIONS OF INTERESTS

Council Members should fill in Disclosure of Interest forms for items in which they have a financial, proximity or impartiality interest and forward these to the Presiding Member before the meeting commences.

Council Members must disclose the nature of their interest in matters to be discussed at the meeting (Part 5 Division 6 of the *Local Government Act 1995*). Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting (Sections 5.70 and 5.71 of the *Local Government Act 1995*).

APPLICATION FOR LEAVE OF ABSENCE

In accordance with Section 2.25 of the *Local Government Act 1995*, an application for leave requires a Council resolution granting leave requested. Council may grant approval for Leave of Absence for a Council Member for ordinary Council meetings for up to but not more than six consecutive meetings. The approval of the Minister is required for leave of absence greater than six ordinary Council meetings.

This approval must be by Council resolution and differs from the situation where a Council Member records their apologies for the meeting. A failure to observe the requirements of the Act that relates to absence from meetings can lead to a Council Member being disqualified should they be absent without leave for three consecutive meetings.

Order Of Business

1	Declaration of Opening, Announcement of Visitors	7
2	Acknowledgment of Country	7
3	Attendance via Telephone/Instantaneous Communications	7
4	Disclosure of Interests	7
4.1	Declaration of Financial Interests	7
4.2	Declaration of Proximity Interests	7
4.3	Declaration of Impartiality Interests.....	7
5	Public Time	7
5.1	Public Question Time	7
5.2	Public Statements	7
6	Announcements by Presiding Person without Discussion	7
	Reports	8
7	Executive Services	8
7.1	Submission to Housing Diversity Pipeline Round 2.....	8
8	New Business of an Urgent Nature	20
9	Closure	20
9.1	Date of Next Meeting.....	20
9.2	Closure of Meeting.....	20

1 DECLARATION OF OPENING, ANNOUNCEMENT OF VISITORS**2 ACKNOWLEDGMENT OF COUNTRY**

In the spirit of reconciliation, the Shire of Derby/West Kimberley acknowledges the traditional custodians of country throughout the Shire and their connection to land, sea and community.

The Shire of Derby/West Kimberley would like to pay respect to the past, present and future traditional custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

3 ATTENDANCE VIA TELEPHONE/INSTANTANEOUS COMMUNICATIONS

A Council Member may attend council or committee meetings by electronic means if the member is authorised to do so by the President or the Council. Electronic means attendance can only be authorised for up to half of the Shire's in-person meetings they have attended in total, in any rolling 12 months prior period. Authorisation can only be provided if the location and the equipment to be used by the Councillor are suitable to enable effective, and where necessary confidential, engagement in the meeting's deliberations and communications.

4 DISCLOSURE OF INTERESTS**4.1 Declaration of Financial Interests****4.2 Declaration of Proximity Interests****4.3 Declaration of Impartiality Interests****5 PUBLIC TIME**

Due to the nature of this meeting, being a Special Council Meeting, only questions relating to matter on this agenda may be addressed.

5.1 Public Question Time**5.2 Public Statements****6 ANNOUNCEMENTS BY PRESIDING PERSON WITHOUT DISCUSSION**

REPORTS

7 EXECUTIVE SERVICES

7.1 SUBMISSION TO HOUSING DIVERSITY PIPELINE ROUND 2

File Number: 5265 Grants - Staff Housing
Author: Mark Davis, Executive Services Project Director
Responsible Officer: Tamara Clarkson, Acting Chief Executive Officer
Authority/Discretion: Executive

SUMMARY

The availability of suitable housing is crucial for attracting and retaining employees within local communities across the Shire of Derby/West Kimberley (Shire). Currently, there is a shortage of adequate housing to meet the needs of the Shire's workforce. In response, officers continue to explore opportunities to acquire land and develop a housing portfolio that aims to address this challenge.

The Shire has the opportunity to lodge an Expression of Interest (EOI) for the State Government's Housing Development Pipeline (HDP) Round 2. This submission would register the Shire's interest in acquiring government-owned vacant or underutilised lots within in the Derby townsite for the construction of housing for Shire employees. Submissions are due by Monday, 21 October 2024 and Council endorsement is sought to advance this opportunity.

DISCLOSURE OF ANY INTEREST

Nil by Author or Responsible Officer.

BACKGROUND

The Kimberley Regional Group's 2024 Position Paper (Attachment 1) identifies the Kimberley housing market as generally characterised by limited investment in home purchases and skyrocketing demand for rentals with limited private investment to generate supply, alongside a structural absence of housing markets in many areas. The housing pressures in the region are magnified by structural challenges unique to the Kimberley economy. These separate, though interrelated issues, paint a picture of market failure.

The recent Kimberley Development Commission Housing Snapshot (Attachment 2) reaffirms the vital role housing plays in sustaining our region's economy. It emphasises that housing development is not only a key economic opportunity but also a critical source of employment and growth for local businesses. The report highlighted an acute crisis of housing availability and affordability across the Kimberley, raising serious economic concerns, noting housing is fundamental to any economy, it supports workforce participation and underpins the wellbeing of families and communities.

Recent qualitative assessments, conducted through interagency engagement and contract/service agreement reviews, estimate the current housing shortfall to be around 120 dwellings in Derby. The greatest demand is for one and two bedroom units, which is consistent with the needs identified by the Shire's own employees. As of 10 October 2024, the Shire rents 16 properties in Derby for employee housing, with an active waitlist of five individuals. Additionally, seven more

staff members are seeking rental properties in the coming months, either to move out of shared accommodations or due to expiring rental agreements.

STATUTORY ENVIRONMENT

The HDP Round 2 Submission focuses on seeking land to develop for the purpose of employee housing.

Section 3.59 of the Local Government Act 1995 refers to trading undertakings, and may apply should the Shire consider building multiple houses for non-Shire employees in future proposals (for example the combination of Shire and external key-service worker housing in developments).

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

As part of the HDP Round 2 Submission, each lot that the Shire is seeking to acquire will require valuation as part of the EOI Response, and the subsequent funds must be available to purchase the land, or transfer to the Shire, with State Government should the submission be successful. The draft submission has been attached (Confidential Attachment 3), and supporting information regarding the valuation of each lot, the methodology to derive this valuation, and options for a nominated purchase price have been included (Confidential Attachment 4). Following lodgement of a submission, the State has communicated it is open to negotiations with the Shire.

At this time, there are no financial implications on the Shire by registering their interest to acquire the government-owned lots as per HDP Round 2. In the event that a positive outcome is communicated to the Shire, Council will be consulted at a future date on the options to proceed, and associated financial implications involved in transacting on the land.

Through development of the business case to further housing reform initiatives, the Shire may also pursue other funding opportunities as a potential mechanism to acquire additional funding for land acquisition and housing developments.

STRATEGIC IMPLICATIONS

GOAL	OUR PRIORITIES	WE WILL
1. Leadership and Governance	1.2 Capable, inclusive and effective organisation	1.2.4 Attract and effectively use resources to meet community needs
3. Economy	3.1 Industry and business development and growth	3.1.4 Support industries, service providers and businesses in attracting and retaining workers and their families
4. Environment	4.2 Liveable Communities	4.2.1 Reflect the identity, character, and current and future needs of our communities through responsible and creative land management planning and use

RISK MANAGEMENT CONSIDERATIONS

RISK	LIKELIHOOD	CONSEQUENCE	RISK ANALYSIS	MITIGATION
<p>Financial:</p> <p>Cost of acquiring the land. The HDP Round 2 EOI supports the rapid divestment of State Government owned land, which can be acquired by the Shire at a discount or percentage of its market value. Submissions must include a current market valuation of the land.</p>	Likely	Moderate	High	<p>Optimise opportunity for a successful outcome without overextending the capability of the Shire. Prioritise the request for land acquisition of Lots with an optimal development solution, and the potential for future benefit realisation (financial and non-financial). Emphasise the Shire's 'registration of interest' on the Lots, noting that acquisition of all Lots is not feasible.</p>
<p>Reputation:</p> <p>Following a positive HDP Round 2 outcome, there is a risk of the inability to proceed with the transaction for land acquisition by the Shire, which may result in reputational damage.</p>	Possible	Moderate	Medium	<p>Ongoing consultation with the Shire and key stakeholders to understand the progress of the process, including the likelihood and impact of the transaction. Express the Shire's 'registration of interest in acquiring some, but not all the Lots included in the Submission.' Ongoing engagement with Council.</p>
<p>Property:</p> <p>Housing development following acquisition. Following acquisition of the land, the Shire will be expected to develop this land for a residential outcome.</p>	Likely	Moderate	Medium	<p>Development of a Business Case that articulates the case for change of housing across the Shire, including the proposed approach following the HDP Round 2 which may include the development of strategies and pathways to proceed. Shire should remain aware of other opportunities, to obtain funding for further housing development/s and/or progression of the housing reform agenda.</p>

CONSULTATION

Following the initial presentation to Council (19 September 2024), further consultation has been undertaken with Shire Officers, West Australian Country Health Service (WACHS) and project consultants, RFF. Staff housing shortages was discussed during the last Interagency Working Group meeting with most agencies reporting a significant housing shortage.

Following communication of an outcome of the HDP Round 2 Submission, pending the lots available for acquisition by the Shire, stakeholder engagement will be undertaken to progress next steps in alignment with the International Association for Public Participation (IAP2) Public Participation Spectrum.

COMMENT

The Shire engaged planning consultancy RFF to undertake housing investigations throughout the Derby Town Centre to identify housing opportunities, including infill. The results of these investigations are included (Confidential Attachment 5). Report findings highlighted the increasing role of Local Government in developing and managing housing portfolios, including as a promoter and proponent. This follows examples of other Local Governments; including the Shires of Broome and Shark Bay, and the Town of Port Hedland pursuing their own housing initiatives – some of which also include key service worker housing for external organisations.

The State Government's Housing Diversity Pipeline Round 2 (HDP Round 2) was launched in August 2024. The EOI enables any organisation to apply to acquire land from the State which is vacant and/or underutilised. Submissions would be subject to an internal assessment by the State as to whether the land is required, which would subsequently be followed by commercial negotiations on disposal if the land is determined to be available.

Given the Shire's need for 25 – 30 dwellings to support employees, RFF completed a further body of work (Confidential Attachment 6) to further investigate the options available to the Shire to pursue through this and other emerging funding opportunities. The report identifies opportunities for the Shire to participate in enabling new housing supply as a proponent, including through acquisition of vacant land that can be used by the Shire to address current housing concerns and challenges within the Derby.

The following sites were identified as most suitable in a submission for HDP Round 2 (noting that it is intended for the Shire to only negotiate on land which would meet its current development needs):

- Lot 190 (No. 33) and Lot 192 (No. 41) Wodehouse Street;
- Lot 194 (No. 47) and Lot 195 (No. 49) Wodehouse Street & Lot 165 (No. 44) Knowsley (Cnr Carnarvon St);
- Lot 1395, 1934 and 1393 (No. 14) Nevill St;
- Lot 211 (No. 3) Wattle Court and Lot 240 (No. 28) Steel Street;
- Lot 1213 (No. 1), 835 (No. 3), 1214 (No. 17) Rowell Court & 834 (No. 4) Alexander; and
- Lot 4 (No. 3) & Lot 1 (No. 5) Nevill Street & Lot 360 (No. 86) Villiers Street.

Concurrently to the HDP Round 2 process, it is recommended that the Shire commences an engagement progress with WACHS for locations that are owned by WACHS or the Minister for Health in relation to Lot 1395, 1934 and 1393 (No. 14) Nevill St; 3 Wattle Court and 28 Steel Street; and 3 and 5 Nevill Street and 86 Villiers Street.





The following actions are also required to support the HDP Round 2 submission, and can be completed concurrently:

1. **Formalise Business Case:** Formalise the Shire's approach to addressing housing shortages through development of identified lots. The business case will provide greater clarity on delivering public benefits, alignment with the Shire's planning and infrastructure strategy, and address considerations around delivery, risk and financial implications.
2. **Investigation of Other Opportunities:** Officers are seeking in principle support from Council to continue exploring land and housing development opportunities to support continued Shire leadership in housing with a focus on building the Shire's own portfolio to meet employee needs and support attraction and retention.

VOTING REQUIREMENT

Simple majority

ATTACHMENTS

1. **KRG Housing Position Paper**  
2. **SDWK Housing Snapshot**  
3. **Draft HDP Round 2 Submission - Confidential**
4. **HDP Round 2 Valuations - Confidential**
5. **Derby Housing Investigation - Confidential**
6. **Options Paper (HDP Informing) - Confidential**

RECOMMENDATION

That Council:

1. **APPROVES** the CEO to finalise and lodge the submission to the State Government's Housing Development Pipeline Round 2, as at Confidential Attachment 3.
2. **SUPPORTS** the finalisation of the Business Case to guide future housing development for the purpose of Shire employee housing; and
3. **SUPPORTS** the ongoing investigation into land and housing opportunities to increase the housing portfolio to support attraction and retention of the Shire workforce.



POSITION PAPER HOUSING

JULY 2024

ABOUT THE KIMBERLEY REGIONAL GROUP

The Kimberley Regional Group (KRG) is an alliance of the four Kimberley Shires, being the Shire of Broome, the Shire of Derby West Kimberley, the Shire of Halls Creek and the Shire of Wyndham East Kimberley. Our Vision is to maintain and enhance the rich diversity and liveability of the Kimberley for its people and the world. Collaboratively the group seeks to drive positive impact across the region through improved social, economic and cultural outcomes. This paper is designed to highlight the issues as known to Local Government at the time of writing and the potential pathways that are supported.

CONTEXT

As noted in the Kimberley Development Commission Residential Housing and Land Snapshot, Kimberley housing pressures are part of a national trend. However, Kimberley housing markets are unique, characterised by limited investment in home purchase and skyrocketing demand for rentals with limited private investment on the supply side¹. A structural feature of Kimberley housing is the absence of housing markets in many areas². The housing pressures in our region are magnified by four structural challenges unique to the Kimberley economy. These separate, though interrelated, issues they paint a picture of market failure³.

1. Workforce patterns driving housing market distortions (high rents, low sale prices)

Due to workforce characteristics, including very low labour force participation rates and a transitory workforce with no intention of staying in the region or purchasing a home, there is a preference to rent, often with employer-provided incentives.



2. A near total exit of bank finance due to low property values and other factors

The tightening of bank lending criteria in response to commercial and regulatory pressures is a disincentive to home purchase. Also, regional construction costs are higher than the market valuations for homes. Also, rapidly increasing insurance costs in response to crime and natural disasters make home insurance unaffordable. In the face of very little new individual or developer private investment, neither governments nor other employers have filled the gap⁴.

3. The absence of liquid markets across many parts of the region, and the high level of government and employer-provided housing

Across the region, about half of the total stock of housing is provided through non-market mechanisms; social housing or employer-provided housing.

4. Competition between housing for residents, temporary workers and visitors

The lack of homes leads to unstructured but real competition among accommodation segments for social housing residents, employer-provided housing (often for temporary workers), and tourists and other visitors.

In addition, housing is not designed for the Kimberley climate or Kimberley lifestyles, so it is expensive to run increasing cost of living pressures on residents. Also poorly maintained social housing is leading to poor health outcomes for tenants.

As a consequence -

- The severe housing shortage has led to long social housing waitlists, severe overcrowding, a lack of affordable rental homes and high rents.
- Housing is essential economic and social infrastructure, and the lack of homes is impeding

economic growth, business and industry development and community stability across the Kimberley.

- The lack of housing is impacting on the attraction and retention of staff across all industries.

Inconsistent land supply, high costs of living and development, more transient community members seeking access to rentals, limited investor pools and more difficult commercial project and purchaser lending criteria means government participation through land development activity, as well as other interventions such as through housing delivery and management programs is critical⁵.

HOUSING OBJECTIVES

- » Increase awareness of housing issues, challenges and opportunities.
- » Remove barriers and streamline policies and procedures to facilitate new, appropriate housing supply.
- » Increase housing investment in the Kimberley.

GUIDING PRINCIPLES

The following guiding principles should underpin housing in the Kimberley:

- Targeted government intervention and incentives to address market failure.
- Climate adaptive and responsive and designed to reduce cost of running a home and climate change impacts.
- Culturally appropriate housing designs.
- A range of housing products to meet current and future demand.
- Use of adaptive technologies that enable homes to be reconfigured in response to changing need.
- Homes that are accessible to people of all abilities.



POLICY PRIORITIES

1. Access to contemporary data to inform investment and maintain affordability through project pipelines to meet current and projected need.

- 1.1 That the Kimberley Development Commission continue to produce a Kimberley Residential Housing and Land Snapshot as a strong evidence base to inform policy.
- 1.2 That the WA Government undertake demand modelling on a Shire and town basis to quantify the type of housing required and the level of investment; and
- 1.3 That the WA Government In line with recommendations in the State Infrastructure Strategy facilitate as a priority;
 - a. A ten-year Kimberley Regional Housing Plan to improve long-term planning and inform infrastructure investment for social and affordable housing; and
 - b. Establish the principles, criteria and models for government housing intervention in the Kimberley to address market failure, informed by regional housing plan.
- 1.4 That the Department of Planning and Heritage provide funding to the Shires to review housing needs in each town.

2. Ensure land availability

- 2.1 That the Shires ensure that their Local Planning Strategies remain current and future focused with sufficient urban zoned or identified and to accommodation anticipated and potential development.
- 2.2 That Development WA works in partnership with the Shires to ensure residential land availability to respond quickly to spikes in demand and future needs.
- 2.3 That the WA Government review policy regarding the transfer of Crown Land to freehold for the provision of housing, with savings allocated for headworks or other activities to facilitate development.

3. Increased investment in social housing by leveraging assets and partnerships with government to unlock investment and create local jobs.

- 3.1 That the State and Federal Government invest in new social, affordable and transitional housing programs across the Kimberley.
- 3.2 That there is increased investment into the maintenance of social housing and a new model of maintenance in partnership with Aboriginal community-controlled organisations.
- 3.3 That the Department of Communities introduce an ancillary housing program utilizing prefabricated ancillary homes for eligible households in public housing to provide urgently needed supply and to reduce overcrowding.
- 3.4 That the Department of Communities and Development WA undertake an audit of under-utilized State Government land that could be used for social housing.
- 3.5 That an audit is undertaken by Local Government and the NGO sector of under-utilized land that could be leveraged for social and affordable housing.
- 3.6 That a list of Kimberley social and affordable housing projects is developed for investment partnerships with the State and Federal Government.
- 3.7 That the State Government develop and implement a plan to decarbonise social housing in the Kimberley including an energy audit for all existing stock, new investment in energy efficiency retrofit/ replacement and solar installation programme.
- 3.8 That the WA Government:
 - a. Introduce a Band B social housing product to the Kimberley in partnership with a registered Community Housing Provider; and
 - b. Reviews the maximum threshold a tenant is able to stay in their social home, with the support/rent settings adjusted and tailored according to that person's economic circumstances.

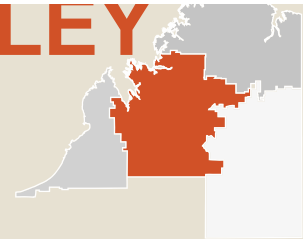


- 4. Better targeted Government Regional Officers Housing (GROH) policy to attract and retain a government and non-government community sector workforce.**
- 4.1 That the WA Government removes disincentives between GROH and Home Ownership Subsidy Scheme (HOSS) and incentives for tenants to purchase the GROH home, another home or to build a new home in the region. Incentives could:
- promote new builds.
 - be designed to have a counter-cyclical effect, to lessen the severity of future downturns in housing investment in the region.
 - take the form of subsidies, cash grants for new builds, shared equity schemes and stamp duty/other tax concessions.
- 4.2 That the Department of Communities, in partnership with other agencies that manage GROH housing (WA Country Health Service, WA Police and Main Roads WA) audit vacant GROH properties and make properties with limited demand available as social or key worker housing.
- 4.3 That the Department of Communities update the GROH policy to enable:
- Agencies to enter longer-term leases.
 - Shared housing arrangements.
 - Support 'hire local' in government recruitment, enabling access to housing amongst Kimberley recruits.
- 4.4 That the Department of Communities investigate innovative models for implementation that would provide high-quality regional officer and other key worker housing to diversify and increase investment into GROH housing, including the Defense Housing Australia model.
- 5. Targeted regional incentives to increase affordable housing supply, stimulate investor activity to increase the supply of rental homes for key workers, local businesses, and the non-government sector.**
- 5.1 That the eligibility for remote area housing salary sacrifice for rental and home ownership is reviewed to support staff attraction and retention.
- 5.2 That the mortgage interest for Kimberley owner occupied homes can be salary sacrificed with 100% FBT exemption.
- 5.3 That the government removes the GST provision to local governments who construct and provide housing.
- 5.4 That the State and Federal Government target housing investment programs to the Kimberley region.
- 5.5 The Federal Government considers a Regional New Home and major renovation guarantee as a measure to reduce barriers to finance.
- 5.6 That the State Government remove stamp duty on the purchase of homes in the Kimberley and/or introduce a stamp duty rebate for home purchase.
- 5.7 That the Kimberley Chambers of Commerce and Industry in partnership with local government and the Kimberley Development Commission advocate for changes to finance lending practices for home purchases including a review of loan-to-value ratio requirements for bank finance and other pressures on investment such as rapidly increasing insurance costs.
- 5.8 That the Commonwealth Government increase Commonwealth Rent Assistance by 50 percent.
- 5.9 That the State Government establish a rental affordability scheme to increase the supply of below market rental homes in the region.
- 5.10 That the State Government invest in expansion of private rental assistance programs to keep people in their homes.

ENDNOTES

- <https://www.kdc.wa.gov.au/wp-content/uploads/2023/11/Kimberley-Land-and-Housing-Snapshot-Final-Version.pdf>.
- Op cit*.
- Op cit*.
- Op cit*.
- The factors leading to failed housing markets in regional WA were acknowledged in Foundations for a Strong Tomorrow State Infrastructure Strategy, page 253.*

DERBY – WEST KIMBERLEY HOUSING SNAPSHOT



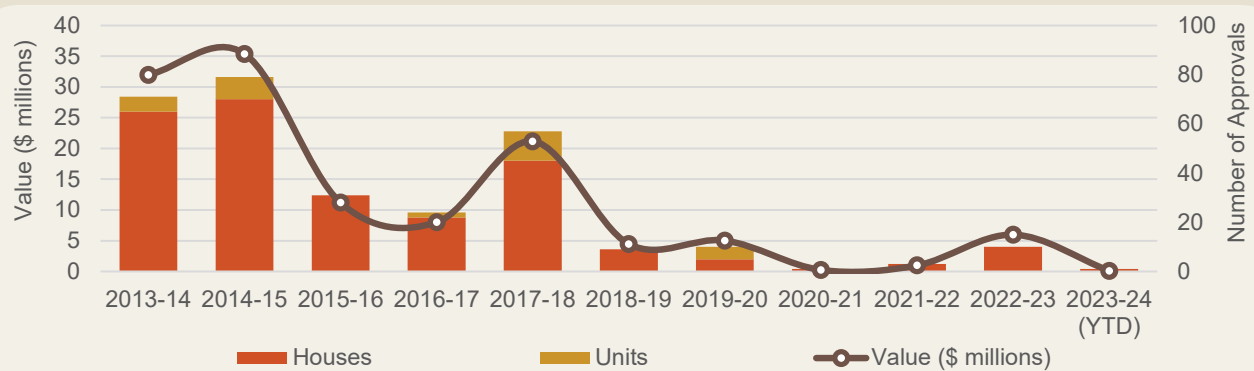
RESIDENTIAL HOUSING STOCK

At July 1 2023, there were 1675 properties rated by the Shire of Derby West Kimberley as “general” rates. As the basis of the Shire’s rating system does not differentiate between residential and commercial properties, we are unable to identify how many of the general rated properties are residential dwellings. Residential housing stock presented below is based on the 2021 Census.

	DERBY		FITZROY CROSSING	
	Houses	Units	Houses	Units
Dwelling count	1,004	110	359	58
Proportion of all stock	90%	10%	86%	14%

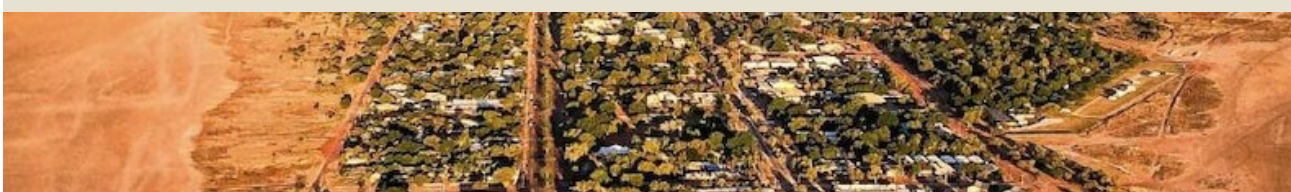
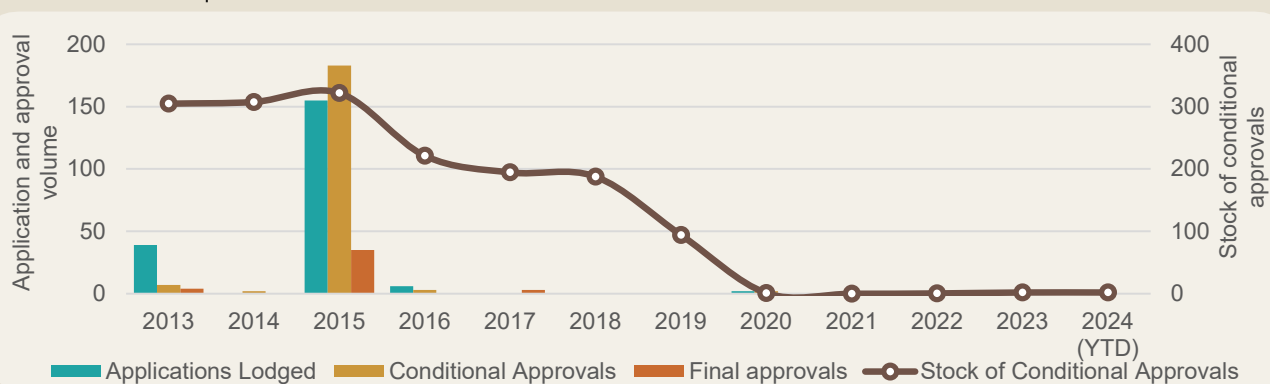
BUILDING APPROVALS

As the Shire of Derby West Kimberley does not delineate building approvals between towns, the number and value of building approvals presented is for the entire Shire. Since 2013-14 there has been an 85% drop in residential building approvals and an 82.2% drop in building approval values resulting in a significant decrease in economic revenue to the building industry and local economy. 2023-24 YTD presents data to March 2024.

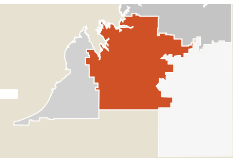


STATE LOT ACTIVITY

State Lot Activity is recorded by Local Government Authority, not by town, so the below graph reflects the Shire of Derby West Kimberley. In the last 8 calendar years, applications for 4 lots have been lodged. As at March 2024, 2 of those lots remain as conditional approvals and have not been requested to become final.

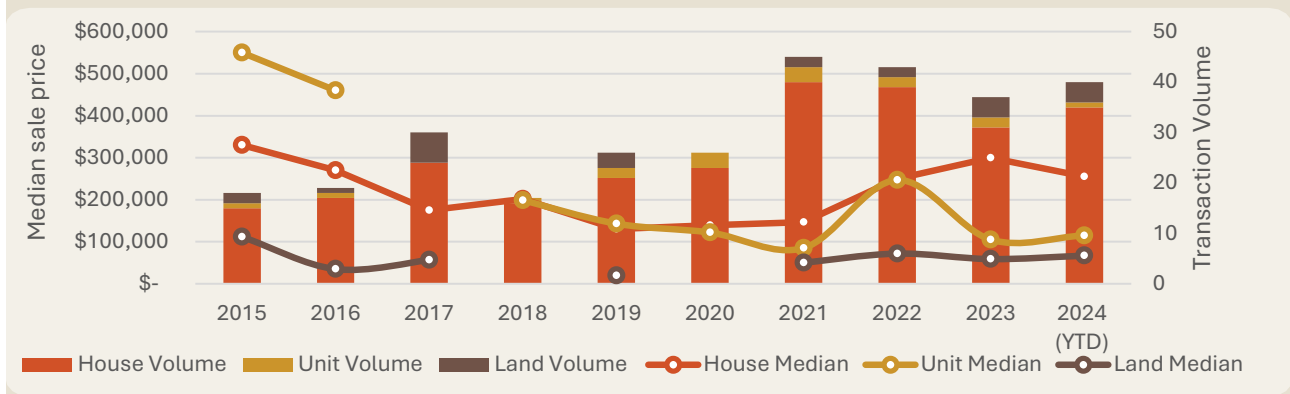


DERBY WEST KIMBERLEY HOUSING SNAPSHOT



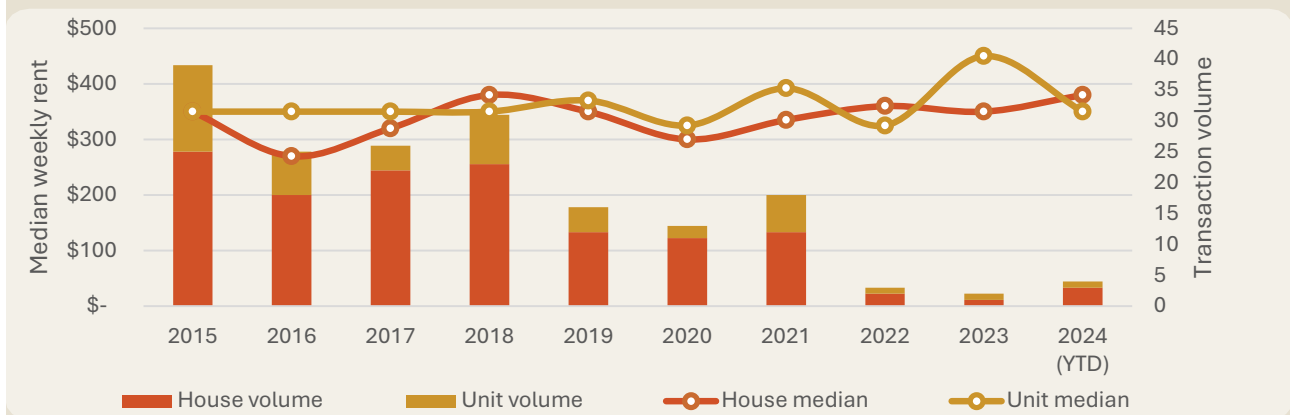
DERBY SALES MARKET

Derby property sales are sourced from Landgate quarterly. Transaction volumes are aggregated, and median prices are averaged across four quarters to present data for each calendar year. Over the past 5 years there has been a 26.9% decrease in the price of houses in Derby. Due to the low number of transactions, it is not possible to accurately provide a % change in sale prices for units and land.



RENTAL MARKET

Derby rental data is sourced from REIWA on a 3-month rolling basis and subsequently aggregated into an annual figure. Rentals account for 61.3% of the total of residential private dwellings in Derby, compared to 27.3% in broader Western Australia.



PUBLIC HOUSING WAITLIST

227
applications

459
to be housed

59
priority applications

133
to be housed

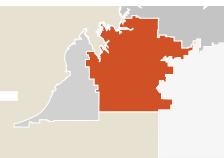
GROH & PUBLIC HOUSING

GROH maximum weekly rent is based on a 3-bedroom high amenity home. Public housing weekly maximum is based on 2 adults with 2 children under 12, on minimum payments. *Whole of Shire

Type	Stock	Price p/w	Date
Public	375*	\$171	at 31/12/23
GROH	351*	\$384	at 31/12/23



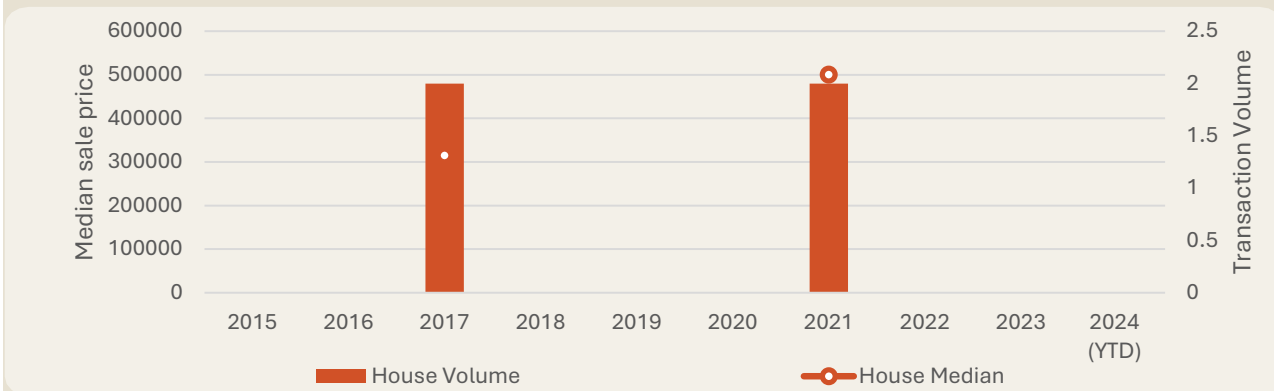
DERBY WEST KIMBERLEY
HOUSING SNAPSHOT



FITZROY CROSSING

SALES MARKET

On average, there is less than one housing transaction per year in Fitzroy Crossing, so care should be taken when interpreting the median sale price, as it is unlikely to be representative. There were no reported transactions for units and land.



RENTAL MARKET

Despite 81.3% of dwellings being rented, the vast majority are Public housing, and the number of private rental transactions are too few to be captured by databases and subsequently used to track the median rent.

PUBLIC HOUSING WAITLIST

69
applications

➤

145
to be housed

8
priority applications

➤

23
to be housed

GROH & PUBLIC HOUSING

GROH maximum weekly rent is based on a 3-bedroom high amenity home. Public housing weekly maximum is based on 2 adults with 2 children under 12, on minimum payments. *Whole of Shire

Type	Stock	Price p/w	Date
Public	375*	\$171	at 31/12/23
GROH	351*	\$300	at 31/12/23



8 NEW BUSINESS OF AN URGENT NATURE

9 CLOSURE

9.1 Date of Next Meeting

The next ordinary meeting of Council will be held Thursday, 31 October 2024 in the Council Chambers, Clarendon Street, Derby.

9.2 Closure of Meeting