

KIMBERLEY

RESIDENTIAL HOUSING AND LAND SNAPSHOT

2023

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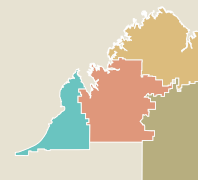
Kimberley Development
Commission

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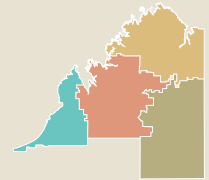
ACKNOWLEDGEMENT OF COUNTRY

The Kimberley Development Commission acknowledges the Traditional Owners of Country, the Aboriginal people of the many lands that we work on and their language groups throughout the Kimberley. We recognise their continuing connection to the land and waters. We respect their continuing culture and the contribution they make to the life of our region, and we pay our respects to their Elders past, present and emerging.



CONTENTS

Introduction	5
Economic snapshot	6
Housing in the Kimberley	7
Residential Property Overview	9
Housing summary	14
Key location spotlights	13
Broome	15
Derby	27
Fitzroy Crossing	38
Halls Creek	46
Kununurra	55
Wyndham	67
Remote communities	77
Data sources used to inform summary	82
Definitions	83



INTRODUCTION

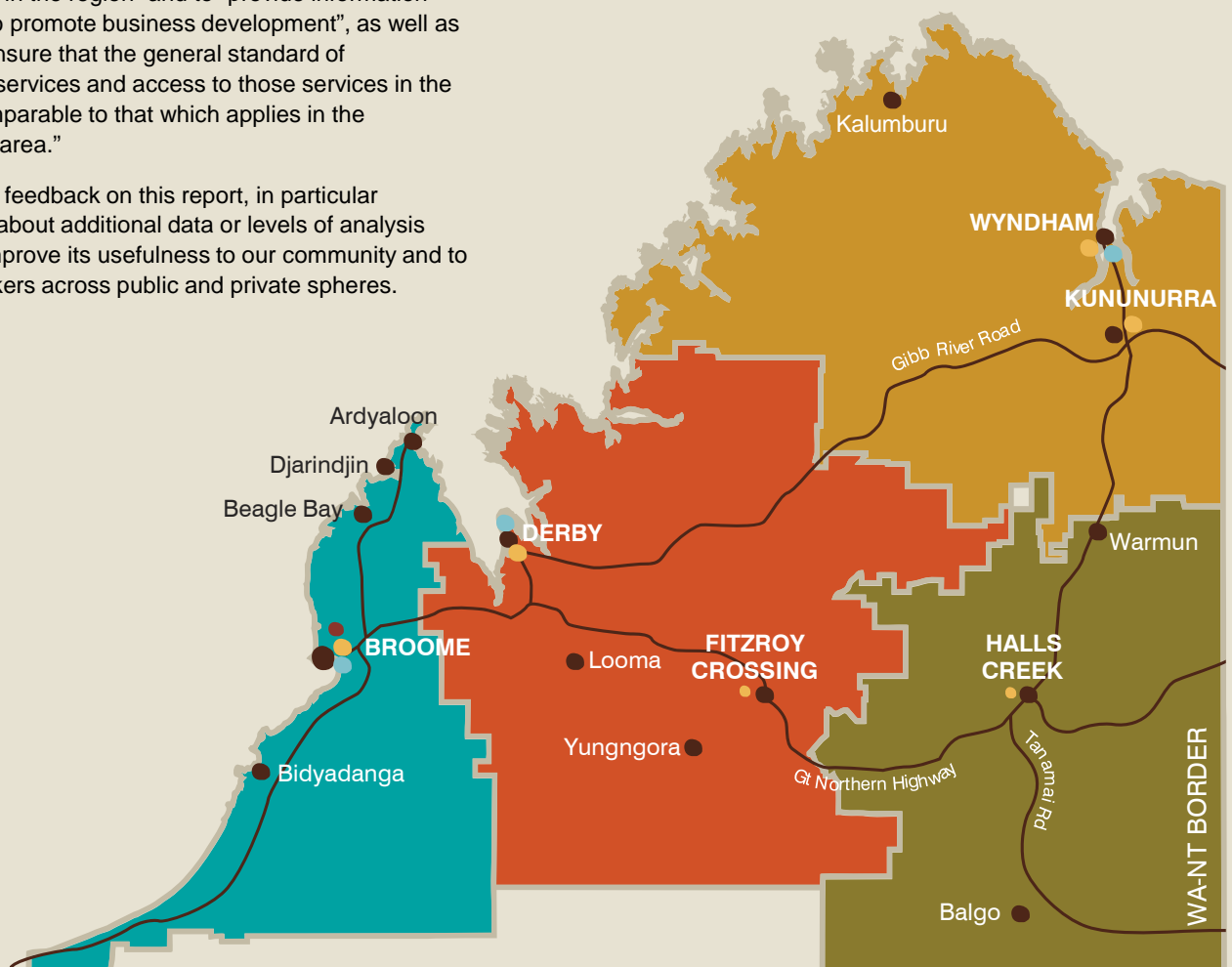
The Kimberley Development Commission (KDC) is the statutory authority of the Western Australian Government responsible for economic development and service delivery to foster prosperity and wellbeing for the region. We have prepared this report as the first in an ongoing series to provide in-depth data about the state of housing in the Kimberley, and likely future supply and demand. By providing granular data and analysis at a town-by-town level, we hope these snapshots will help inform discussions and planning to respond to housing issues across our communities.

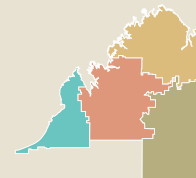
Housing is, of course, fundamental to the functioning of any economy, and to the wellbeing of families and communities. The development of housing is a major economic opportunity for our region, and a source of employment for many workers and businesses. Reporting on the state of housing in our region is therefore within the Commission's statutory mandate to "identify investment opportunities in the region" and to "provide information and advice to promote business development", as well as to "seek to ensure that the general standard of government services and access to those services in the region is comparable to that which applies in the metropolitan area."

We welcome feedback on this report, in particular suggestions about additional data or levels of analysis that would improve its usefulness to our community and to decision-makers across public and private spheres.

LEGEND

- Shire of Broome
- Shire of Derby-West Kimberley
- Shire of Wyndham-East Kimberley
- Shire of Halls Creek
- Airports
- Major Ports
- Main Arterial Roads
- Townships





ECONOMIC SNAPSHOT

The Kimberley region supports approximately 15,650 jobs and produces an annual economic output of \$7 billion (based on 2022 REMPLAN data).

The Kimberley region covers 423,517 square kilometres – an area nearly twice the size of Victoria. It contains four local government areas (LGAs) with a total estimated population of 38,932 and an expected population growth of 0.82% to 41,095 in 2031 (ABS). The Kimberley is the only region of WA with a majority long-term resident Aboriginal population.

The key industries driving prosperity in the region include tourism, primary industries, mining, caring industries, and other service industries. The Kimberley has a world-class reputation for cultural, outdoors and adventure tourism experiences. Aboriginal enterprises continue to grow across the region, with most of the land under resolved native title, and increasingly sophisticated efforts to translate these assets and community ambitions into sustainable enterprises.

The Kimberley region generates an estimated \$3.5 billion in regional exports, 1.2% of the total regional exports in Western Australia.

Health care and social assistance are the largest employment sectors in the region with 2,869 jobs, followed by education and training with 2,125 jobs.

The biggest economic challenge faced by the region is labor force participation. At the 2021 Census, the labour force participation rate for Aboriginal persons in the Kimberley was only 35.4% compared with 83.9% for non-Aboriginal and 55% for both populations combined (compared with 65.2% for Metropolitan Perth and 63.9% for WA).

The flip side of the region's poor labour participation rate is its high dependence on transitory workers. These include seasonal workers in agriculture and hospitality, as well as longer-term temporary workers across a wide range of professional, managerial and trades crafts, including public administration.

There are several major projects across the area supporting economic activity; these are listed in summary form throughout this report. These include developments in the areas of infrastructure (ports, roads), accommodation, mining, agriculture, aquaculture, resources and renewable energy.



\$7.033b

Total economic output
(2022)



7.2%

Unemployment rate
(March quarter 2023)



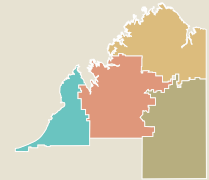
15,650

Jobs in the region
(2022)



55%

Labour force participation
(ABS Census 2021)



HOUSING IN THE KIMBERLEY

STRUCTURAL CAUSES OF MARKET FAILURE

For the past three years, housing in the Kimberley has been characterised by skyrocketing demand, especially for rentals – with as yet no response on the supply side.

This paradoxical state makes the current housing crisis very different from previous “boom and bust” cycles in our region. With no sign that investment in Kimberley housing is responsive to demand at present, there is an increasing sense among many in our community that unaffordable or unavailable housing is simply the “new normal”.

The current housing crunch is part of a national trend but magnified in our region by four structural challenges unique to the Kimberley economy. These are separate, though interrelated, issues – and together they paint a picture of market failure requiring innovative and creative approaches.

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

A defining trait of the Kimberley economy is a very low labour force participation rate – only 55% as of the 2021 census, well below state and national averages. The difference between workforce participation among Aboriginal and non-Aboriginal residents is stark, with only 35% of Aboriginal people of working age in the labour force.

Because of the region's low utilisation of our resident workforce, many employers (government and private) rely on a transitory workforce. This includes seasonal workers in hospitality and agriculture, but also a high proportion of professional, managerial, trades and service workers coming to the region for stints of several months to several years, but with no plans to stay in the region permanently.

The transitory workforce is valued and welcomed by many in our region – but it comes with structural challenges. One is that temporary workers have little interest in purchasing a home in the Kimberley. They prefer to rent – often with employer-provided incentives to do so, or in fact with a house provided outright.

The result of this workforce structure is a strong skew towards high rents and low property values. As of the time of this writing, there were 242 residential properties for sale across the region, but only 24 available to rent. Very high rental yields of 10% or more are not uncommon – yet these do not translate to more investment in rental housing, for reasons set out below.

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

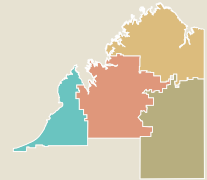
Beginning in around 2016, private investment in new housing in the Kimberley dwindled to rock bottom levels, and it has not recovered since. New housing approvals sank by as much as 80% from 2013 levels in all four Local Government Areas. New residential approval rates in the Kimberley (relative to population) have hovered around a fifth to a tenth of the national rate since 2017.

A primary reason for the lack of new investment is the tightening of bank lending criteria in response to commercial and regulatory pressures from 2017. Some banks ceased lending to postcodes in the Kimberley altogether. Others have changed their loan-to-value ratio requirements from 80-90% to 70% or even 60%.

At the same time, low property values and an escalation in construction costs across the Kimberley meant that many potential investors face construction costs higher than market valuations. In other words, new housing in our region is financially underwater from day one.

In practice, investors face a situation of having to come up with perhaps 50% of a build price, a nearly insurmountable hurdle even for those investors willing to take on the risk of a regional property in a price slump.

Other pressures on investment included rapidly increasing insurance costs in response to crime and natural disasters across Northern Australia.



In the face of very little new individual or developer private investment, neither governments nor other employers filled the gap.

Despite rapidly escalating rental yields since 2020, private investment simply hasn't returned at all to the region. Banks lend based on property values, and with those still well below construction costs, the financials still don't stack up from a commercial lending perspective.

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

A further structural feature of housing in the Kimberley is the absence of markets in many areas. Functioning liquid markets in property exist only in the towns of Broome, Kununurra and Derby. In remaining areas, private property is the exception rather than the rule. Very thin markets exist in Wyndham, Halls Creek and Fitzroy Crossing, and are absent from remote communities.

Across the region, about half of the total stock of housing is provided through non-market mechanisms: social housing, employer-provided housing (including GROH), and community housing. This is very different from any other region of the state.

The absence of liquid property markets complicates the task of responding to the housing crisis. Whereas market-led solutions may work in other parts of the state, those solutions by definition will have no impact on remote Aboriginal communities, or in towns where up to 80% of the housing stock is provided by employers or governments.

The large role played by Government in housing provision also present unique challenges in the Kimberley. In other parts of the state where government employee housing is a miniscule proportion of the overall market, the risk of government housing crowding out the rental market can be safely ignored. This is not the case in the Kimberley, where government employee housing can constitute 10-20% of the total housing stock in a town.

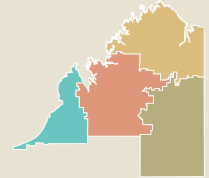
4. Competition between housing for residents, temporary workers and visitors

The result of the Kimberley's unique mix of housing is an unstructured but very real competition among accommodation segments for social housing residents, employer-provided housing (often for temporary workers), and tourists and other visitors.

For example, in Broome there are 73 properties on Airbnb which otherwise might be used for longer-term residential accommodation – while in times of housing shortages, workers may conversely be accommodated in caravan parks or hotels intended primary for short-term visitors.

In areas of the state where GROH is a negligible proportion of the overall housing mix, the risk of crowding out private rentals is small. But that risk increases in a place like the Kimberley, where GROH and other employer-provided housing is a far higher proportion of the market.

Depending on one's perspective trade-offs between these different segments are unavoidable to a degree or potentially desirable. But intended consequences are likely in this context, and the data sources that allow clear tracking of the effects of the various segments on each other are not well developed.



RESIDENTIAL PROPERTY OVERVIEW

INTRODUCTION

The Kimberley housing market services a regional population of 38,932 (ERP 30 June 2022), with 12,651 dwellings (ABS Census 2021) across the towns of Broome, Derby, Fitzroy Crossing, Halls Creek, Kununurra and Wyndham, and 94 remote Aboriginal communities and town reserves.

As with many regional areas, housing in the Kimberley is partly a story of “boom and bust” cycles. Most recently, the possibility of a large LNG development at James Price Point and other projects drove a wave of property investment which peaked in 2010-11.

However, since 2013, the Kimberley housing market has slipped into a long-term slump. New dwelling approvals decreased gradually, and then collapsed from around 2017. Fluctuating property values resulted in negative price growth across a ten-year period and a marked reduction in land sales across 2016 – 2019.

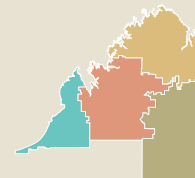
Covid-19 layered further complexities including a rental price and eviction moratorium. While needed, these also dampened price signals. When these were lifted, pent-up pressure on rental prices was unleashed at once, leading to an unprecedented rapid escalation in private market rent and a decrease in the vacancy rate to nearly 0%, which remains to this day.

HOUSING OWNERSHIP

Housing ownership varies across the Kimberley towns, but in general private ownership is a much smaller part of the housing mix than in most parts of WA. In Fitzroy Crossing and Halls Creek, the state is the dominant provider of housing, with 64.3% and 79.5% of all properties respectively.

Across the Kimberley there is a much higher proportion of homes owned outright (29%) than those subject to a mortgage (14%). In metropolitan Perth, 42% of houses are owned with a mortgage. The high ratio of homes owned outright is indicative of the combination of relatively low property values, and patterns of long-term ownership among the permanent resident population.

In Broome and Kununurra where larger private markets exist, there is a higher percentage of mortgaged homes than in other towns (23% and 15% respectively), although dwellings owned outright are still at 27% and 21% respectively.



RENTAL ACCOMMODATION

The proportion of dwellings rented across the region is very high in comparison to Perth metropolitan (27%) and Western Australia (27%), with all towns except Broome (47%) having greater than 50% of dwellings rented. Rented dwellings include private rentals through a real estate agent and others (including family and friends), social housing and Government Regional Officer Housing (GROH).

This is consistent with many regional rental markets largely due to the short- and long-term transient population. In the Kimberley, a very low proportion of rental properties are rented through real estate agents, especially in the smaller towns, with the majority of private rentals typically being rented through friends/family/others (ABS Census).

The high level of social housing and employer-provided housing (particularly GROH) make assessment of rental vacancy rates and rental affordability difficult. Data from the range of non-market providers can be difficult to obtain in a comparable format, and rents in these areas are not subject to standard market forces. Implicit or explicit housing subsidies exist, however are difficult to quantify. Nevertheless, private rental vacancy rates across the Kimberley are 0% or near zero as at March 2023, making it extremely difficult for some workers to locate housing at all, much less at an affordable rate. Many employers (including the Commission) can report having lost staff, or having promising recruitment candidates being unable to accept a position, due to lack of housing. Current median weekly rent across the region is \$700 / week, an increase of 5.3% over the previous quarter (real estate agent managed properties only).

The lack of investment in new housing in the region, the low average household income and the high need for social housing demonstrates the need for more housing to support vulnerable populations and essential workers in the region. Renters on low incomes are bearing the brunt of the tightening market because they are forced to compete directly with employers, relatively better-off residents, and the higher-end tourism market for the scarce supply of rental homes that become available.

Government Regional Officer Housing (GROH)

GROH is provided to WA Government regional officers, at the discretion of client agencies, who do not own a property in or within 50 kilometres of the town in which they work. GROH contributes to the provision of government services in regional areas. The Kimberley features high levels of employer-provided housing (including GROH) as a proportion of the overall housing stock, compared with other regions.

This means particular care is needed to ensure the structure and delivery of employer-provided housing does not have unintended consequences on home ownership levels or private rental market dynamics

Social Housing

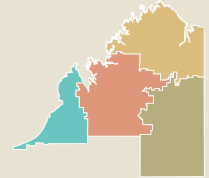
Social housing includes public housing directly managed by Department of Communities, assets managed by regional service providers and transitional housing. Public housing is provided to eligible households, with rent capped at 25% of gross assessable household income.

Social housing across the Kimberley is a higher proportion of housing stock than in metropolitan areas (27% compared to 5%). This proportion tends to be highest in areas with smaller permanent populations, limited diversity and opportunity in the local economy, and low labour force participation.

The State Government is investing \$2.6b in housing and homelessness services in WA over the next four years, including the delivery of around 4,000 social dwellings and refurbishments of older stock across the state. Following is a summary of recent and planned investments in the Kimberley:

- From 1 July 2021 to 30 June 2023, Department of Communities completed 42 social housing dwellings, through new construction, spot purchase and asset transfer
- As at 30 June 2023, there are 40 social housing dwellings under construction, as follows:
 - 8 Broome
 - 10 Derby
 - 8 Fitzroy Crossing
 - 5 Halls Creek
 - 5 Kununurra
 - 4 Wyndham
- As at 30 June 2023, seven dwellings are under contract for refurbishment through Social Housing Economic Recovery Package (SHERP). Refurbishment grants have been awarded for a further 16 dwellings and contracts are being progressed for 26 dwellings.

There are currently 1,278 social housing waitlist applications across the Kimberley.



RENTAL AFFORDABILITY

Using the Anglicare Australia methodology adopted in their annual rental affordability snapshot, the severity of the rental price hikes for those on lower incomes is evident. Of 92 private rental listings across the region in the first quarter of 2023, just 1 rental was affordable for a couple living on the Age Pension or a single person working full-time on the minimum wage. There were no rentals affordable for people (singles and couples) on Jobseeker, Parenting Payments or the Disability Support Pension.

Families with two parents each working full-time on a minimum wage stood the best chance of finding an affordable home – but even they would have only been able to access 7 rentals in Q1 2023 (1 in Broome, 4 in Derby and 2 in Kununurra).

OVERCROWDING

The true extent of the housing crisis in the Kimberley is difficult to quantify. The net undercount of the 2021 census data is 0.7% nationally, 3.0% WA, and 17.4% for Aboriginal and Torres Strait Islander people. Official census data is corrected in part for these undercounts in the Estimated Resident Population figures, but the specific contours of living patterns among the Kimberley's highly mobile Aboriginal populations are not evident in any official data collections.

Closing the Gap Outcome 9 is that Aboriginal and Torres Strait Islander people secure appropriate, affordable housing that is aligned with their priorities and needs. One of the targets within this outcome area is Target 9a: By 2031, increase the proportion of Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) housing to 88 per cent.

A small-scale case study conducted in the Fitzroy Valley noted two distinct aspects of overcrowding. One was simply a lack of room in the house given the number of family members. The second was related to more than one family unit living in one house, which resulted in the sharing of spaces that was considered socially or culturally inappropriate.

Maintaining a large, open household is a core element for many Indigenous Australians, driven by a culture of sharing and connection to family.

While there have been improvements in overcrowding, home ownership and a reduction in homelessness, the disparities across remote areas remain. There is a continued need for public policy that aims to ensure access to affordable, safe and sustainable housing for Indigenous Australians, particularly in the most affected areas.

PROPERTY SALES

The towns of Broome, Derby and Kununurra have established private housing markets. Wyndham has a smaller private housing market, and Fitzroy Crossing and Halls Creek have a very limited private housing market. For the towns of Fitzroy Crossing and Halls Creek, the median house price, calculated using sales figures, is not a reliable reflection of actual market values, which in any case apply to only a small fraction of the housing stock.

For Broome, Derby and Kununurra, the established housing market strengthened slightly from Q3 2020 following a period of declining prices and decreasing dwelling approvals over the previous decade. This trend was seen in the housing market nationally. Collectively the region's median house price decreased by 13% in the 10 years to March 2023. House prices fell to around \$400k between 2017 and 2020. The current housing crisis has lifted prices significantly back up to nearly \$500k.

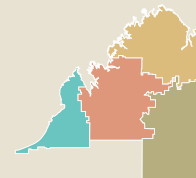
House and unit sales activity in the region remained elevated compared to pre-COVID-19 pandemic levels. In Q1 of 2023, 35 house transactions were recorded. The current median house price is \$490k as at March 2023, with a 10-year median price growth rate of 2.9%.

Despite the bump in property values in the past 3 years, market valuations in general remain well below the cost of construction, given escalating construction costs over the same period.

RESIDENTIAL LAND

The region recorded six vacant residential land sales in Q1 2023, indicating that land sales activity had decreased after a highpoint of 38 sales in Q4 2020. This activity is significantly less than the 67 sales recorded in Q1 2013 during the last boom period.

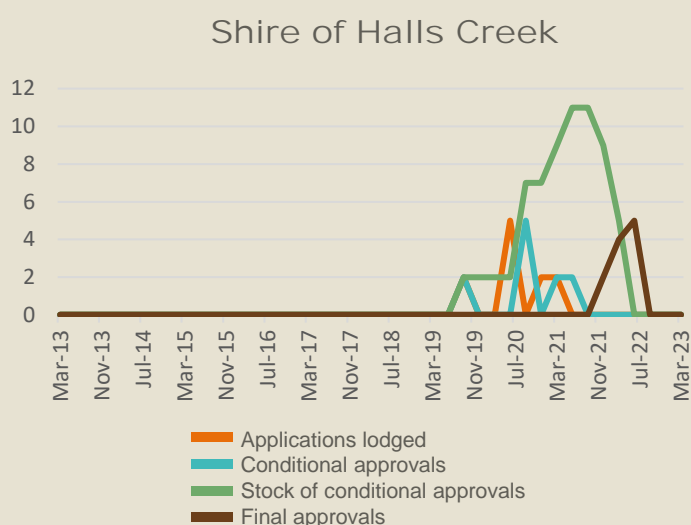
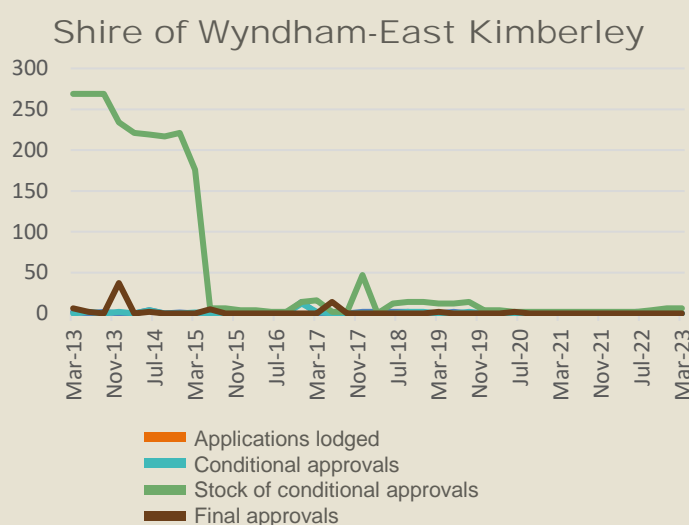
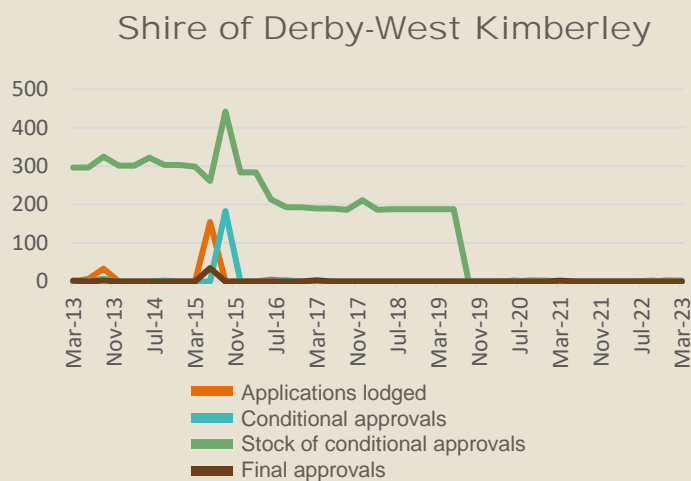
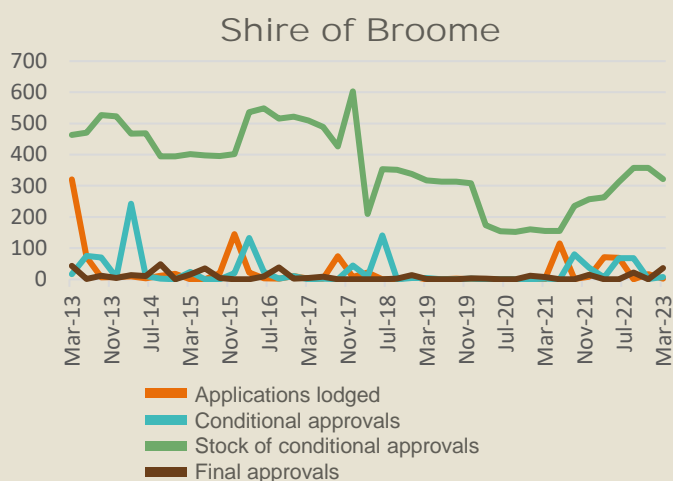
Elevated infrastructure costs and availability of labour and materials has delayed the development of residential land. Development costs in the region are 50-60% higher than Perth metropolitan rates.



LOT ACTIVITY

There were only 36 final approvals for State Lot Activity in the Kimberley in Q1 2023 and these were all in the Shire of Broome. Final approvals are the total of completed subdivision applications endorsed by the WA Planning Commission and ready for the issuing of certificates of title.

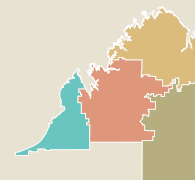
There are 330 conditional approvals across the Kimberley, 322 in the Shire of Broome, 2 in the Shire of Derby-West Kimberley and 6 in the Shire of Wyndham-East Kimberley. On receiving a conditional approval, developers have up to four years to proceed with the subdivision and progress to final approval stage.



Source: State Lot Activity sourced from the Department of Planning, Lands and Heritage (DPLH)

Final approval is defined as Western Australian Planning Commission (WAPC) endorsement of the proponent's submitted deposited plan or strata/survey strata plan describing the now complete subdivision constructed in accordance with the conditions set down in the conditional approval.

Deposited plans/strata plans that have final approval are registered with Landgate (formerly Department of Land Information) where certificates of titles for the newly created lots can be issued. The characteristic difference in lot numbers seen between conditional and final approvals arises from proponents choosing not to proceed with the subdivision in the specified four-year period in accordance with the conditions of the conditional approval - either at all, only in part, or via another conditional approval incorporating a new plan for the subject land. More definitions can be found on the WA Department of Planning, Lands and Heritage website.



DWELLING APPROVALS

Dwelling approvals in the Kimberley region over the last decade have totalled 2,106, comprising 1,676 detached houses and 430 other residential dwellings, primarily units and apartments. Approvals peaked in 2013 at 717 dwellings, before declining markedly.

Annual dwelling approvals have remained under 200 per year since 2016. The sharp decrease in dwelling approvals has driven the current housing shortage. Without adequate supply and quality housing stock, attracting employees and key workers to the region is difficult and this can significantly impact the availability of services to each community.

VALUE OF APPROVALS

The value of dwelling approvals in the Kimberley region over the last decade totalled \$702m, comprising \$634m for detached houses and \$68m for units / apartments / other residential dwellings. Following the trend for dwelling approvals the value has decreased from a high of \$203m in 2013 to under \$36m in 2022.

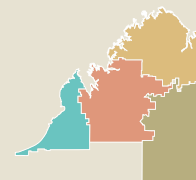
DWELLING APPROVALS

Kimberley region

Year	House	Other residential	Total
2023 (YTD)	19	1	20
2022	84	6	90
2021	124	14	138
2020	74	9	83
2019	46	7	53
2018	96	8	104
2017	124	52	176
2016	188	47	235
2015	194	37	231
2014	215	44	259
2013	512	205	717
Total	1,676	430	2,106

VALUE OF APPROVALS

	House	Other	Total
Year	Approvals	Approvals	Approvals
2023 (YTD)	\$ 8,706,000	\$ -	\$ 8,706,000
2022	\$ 35,842,000	\$ -	\$ 35,842,000
2021	\$ 51,515,000	\$ 602,000	\$ 52,117,000
2020	\$ 32,941,000	\$ 1,560,000	\$ 34,501,000
2019	\$ 20,818,000	\$ 1,125,000	\$ 21,943,000
2018	\$ 41,572,000	\$ 1,207,000	\$ 42,779,000
2017	\$ 45,717,000	\$ 5,943,000	\$ 51,660,000
2016	\$ 60,346,000	\$ 10,602,000	\$ 70,948,000
2015	\$ 78,121,000	\$ 9,681,000	\$ 87,802,000
2014	\$ 85,407,000	\$ 7,562,000	\$ 92,969,000
2013	\$ 173,065,000	\$ 30,032,000	\$ 203,097,000
Totals	\$ 634,050,000	\$ 68,314,000	\$ 702,364,000



HOUSING SUMMARY

Q1 2023

Indicator	Broome	Derby	Fitzroy Crossing	Halls Creek	Kununurra	Wyndham	Metro Perth
Private housing market							
Rental vacancy rate (% of rentals advertised March 2023)	0.40%	0.10%	N/A	N/A	0%	0.40%	0.60%
Median weekly rent	\$700	\$415	N/A	N/A	\$505	N/A	\$545
Change in median weekly rent (Q1 2022 to Q1 2023)	16.70%	9.20%	N/A	N/A	5.60%	N/A	12.5%
Median price	\$698,750	\$420,000	N/A	N/A	\$568,000	N/A	\$560,000
Median income per household per week (ABS Census 2021)	\$2,222	\$1,713	\$1,375	\$1,228	\$2,091	\$1,213	\$1,865

Other housing data

Dwelling supply	56	9	0	0	13**	13**	12,116
Social housing (% of all dwellings)	14%	25%	46%	50%	19%	28%	3%
Social housing waitlist	617	218	68	152	197	26	N/A
GROH housing (% of all dwellings)	7%	16%	18%	18%	12%	10%	N/A
***Additional GROH housing required	146	19	15	3	40	2	N/A

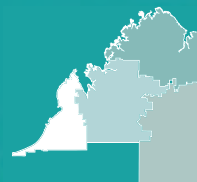
Legend (refer to Appendix One for methodology):

- Meeting needs
- Threshold of concern
- Crisis point

Note:

** Dwelling supply numbers shown for each of Kununurra and Wyndham are the total number for the Shire of Wyndham-East Kimberley

*** Additional demand numbers are based on client agency workforce planning. They do not represent actual government employees waiting on housing. They are a mix of historical and future demand; client agency needs are fluid and can change on a daily basis



BROOME PROFILE





BROOME PROFILE

TOWN PROFILE

Located in the West Kimberley, Broome is the largest town in the Kimberley region with an estimated 15,774 residents. After some years of relatively stable population, the town has added more than 1,000 new residents since 2021.

In addition to the resident population, Broome's population swells seasonally with an influx of visitors and temporary workers.

Broome is a key regional hub, servicing the Aboriginal communities on the Dampier Peninsula and Bidyadanga, as well as outlying pastoral properties. It is a service hub for onshore and offshore resource projects, and a major transport hub for freight and passengers alike. Broome's airport has links directly to Perth, Melbourne and Sydney. The town is the main regional hub for a wide range of human services. Broome Port is a key service facility providing vital services to the mining, oil & gas, pastoral and cruise ship industries.

The town is underpinned by a thriving small business community and strong retail sector, with 2,299 registered local businesses. Broome offers early childhood to tertiary education, short stay accommodation facilities, government and community services. Broome is also an important tourism destination and is seen as the main entry point to the Kimberley.

HOUSING OVERVIEW

Broome's total residential housing stock is estimated at 5,835 dwellings. While 70% of the housing stock is privately owned – the highest percentage in the region – the WA Government remains a major market participant, owning 14.9% of the housing stock and leasing additional homes for government employees.

The Shire of Broome has a large proportion of Government-owned properties including 858 public housing residences.

A further 468 properties are either owned or leased by GROH.

Broome is in the midst of a rental availability and affordability crisis, with a current rental vacancy rate of only 0.4%. Rents have spiked 43% in the past three years and currently sit at \$700 per week on average, outside the means of many lower-paid workers. Anecdotally, many employers have reported being unable to locate staff, or even having current staff leave the region due to rental costs.

Exacerbating the rental crisis is competition between the residential and the short-term visitor markets. There are 73 properties listed on Airbnb, which otherwise would likely be used for residential purposes.

Housing prices and transaction numbers peaked in 2013 due to high expectations of an LNG gas hub as James Price Point. After 2013, prices fell for a seven-year period and only started recovering from mid-2020. The median house price for the 12 months to March 2023 was \$650k, an increase of 5.7% over the previous year.

Despite demand, approvals for new residential developments have remained below 50 per year on average over the past six years, with no sign of a significant recovery to a historical norm of around 100 annually.



\$650,000
Median house price
March 2022-23



- 3.7%
10-year median house price growth rate
March 2013-23



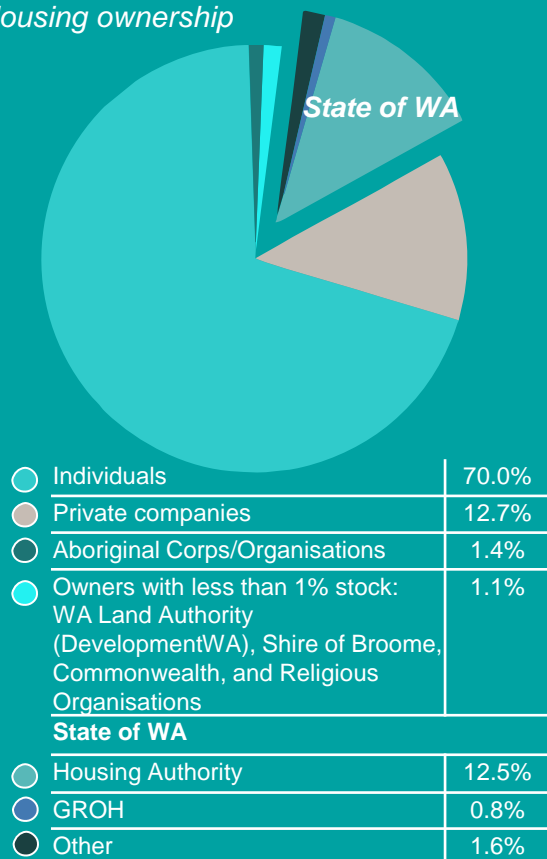
\$700 / week
Median weekly rent
Jan – March 2023



\$2,222 / week
Median income per household
ABS Census 2021



Housing ownership

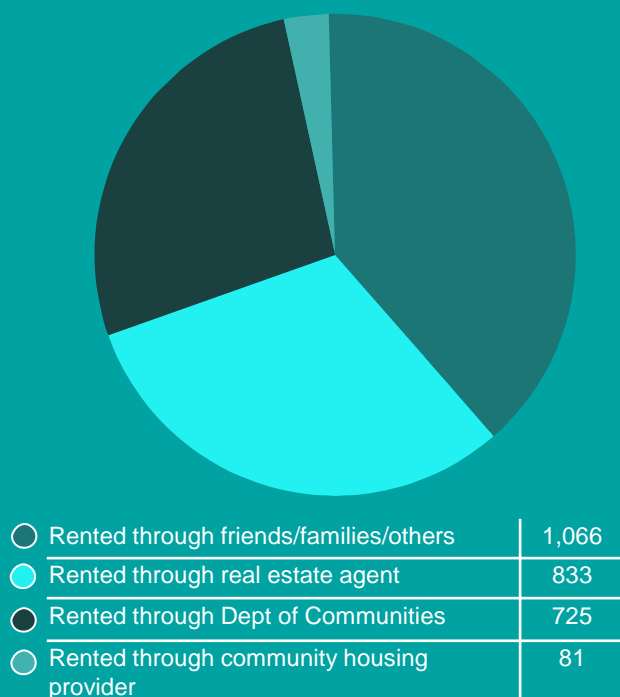


FORWARD OUTLOOK

The Kimberley Mineral Sands Thunderbird mine, Tassal barramundi farm, and Kimberley Marine Support Base will modestly increase overall workforce needs and housing pressure in Broome. Over the medium- to long-term, the effect of the immense investment in the Pilbara is something of a wildcard for Broome. Spillover effects from this investment could include a significant number of FIFO workers in Broome, increased recreational visits to the West Kimberley, and increased economic activity in Broome to service Pilbara industries. Finally, the tourism industry in Broome continues to grow, with the cruise ship segment alone seeking up to an additional 500 beds in town, with corresponding increases in the hospitality workforce.

The current pattern of housing approvals is not meeting current demand in Broome's rental market, much less the increased demand from any of the above factors. Normalising the housing situation in town will depend on investment being generated through projects such as the Sanctuary Road and Waranyjarri Estate proposals.

Rental sources





Underway
In development
(funding committed)
In development

MAJOR PROJECTS

Project	Details	Timing	Workforce impact	Housing impact
Thunderbird Mineral Sands Project Kimberley Mineral Sands (KMS) <i>Broome/Derby</i>	Cost: \$160m Construction almost complete KMS to export from Broome Port.	Construction underway and due for completion November 2023 Operational early 2024 Project life 40 years	Construction: 350 employees Ongoing: 300 direct employees	Construction: onsite accommodation Ongoing: 70 (60 – KMS and 10 - Campbells Transport) Broome/Derby
Grape and asparagus farm Fruitico & Fresh Produce Group	52ha table grapes under cultivation	Planting commenced 2020. Still to reach full production	Current: 4 permanent plus manager and seasonal workers 300 seasonal workers once in full production	
Cable Beach Foreshore Redevelopment Shire of Broome	Project cost: \$41m enhanced foreshore and upgrades Stage 1: \$10m fully funded Stage 2: \$29, \$10 confirmed funding	Stage 1: construction to commence Q3 2023 Stage 2: pending full funding	174 direct and indirect jobs 117 FTE jobs through increased tourism activity	
Regional Air Service Aviair	Increased air services	Commencement: June 2023	23	23
Kimberley Marine Support Base Kimberley Marine Support Base (KMSB) Pty Ltd	Project cost: \$176m	Construction commencement in 2023 Operational commencement: Estimated 2025	Construction: 260 workers Ongoing: 510 Total: 1,250 operational jobs in the wider community, i.e. truck drivers, etc.	
Broome Recreation and Aquatic Centre Shire of Broome		Project value: \$13.5m Shire committed \$5.5m Shovel ready pending funding		
Regional Prison Facility WA State Government	Site selection in process	Pending site selection	100	
Regional Resource Recovery Park Shire of Broome	Construction of a new regional resource recovery park	Seeking funding	53 direct jobs 36 indirect jobs	
Kimberley Ocean Barramundi Project Marine Produce Australia	Project cost: \$350m 13 aquaculture leases	On hold as at March 2023	Estimated to create 350-400 direct jobs and local business opportunities as production increases	
Broome Boating Facility Shire of Broome	Total project cost: \$77m \$35m funding committed in 2021-22 State Budget Project currently seeking full funding and approvals	Pending funding – business case in development	100 new full-time jobs through construction and operation phases	



Underway
In development
(funding committed)
In development

MAJOR PROJECTS cont.

Project	Details	Timing	Workforce impact	Housing impact
Australian Renewable Energy Hub (AREH) Consortium led by BP (operator) <i>East Pilbara</i>	Project cost: \$50.6b mainly based in Pilbara, however, may source some employment from Kimberley. Up to 26GW solar and wind generation and 1.6m tonnes of green hydrogen each year.	Expected construction commencement in 2026	Estimated 20,000 construction-phase jobs, 3,000 ongoing jobs Jobs impact on Kimberley workforce unclear	

HOUSING DEVELOPMENTS

Project	Details	Timing	Housing impact
Sanctuary Road Caravan Park, Key Worker & Over 55's Village Shire of Broome	Shire seeking \$15m funding. 56 worker accommodation units; 35 aged park homes.	Shovel ready pending funding	Providing: 56 x worker accommodation units 35 x aged park homes
McMahon Estate Shire of Broome	McMahon Estate rezoned under LPS7 in May 2022 (scheme yet to be gazetted). Shire received \$200k grant from DPLH to prepare structure plan. Residential lots	10ha parcel of land. Waiting gazettal of TPS7	Potential for up to 120 new dwellings
Staff housing Shire of Broome	Shire to borrow funds of \$3m from the WA Treasury Corporation to increase staff accommodation from eight properties to 18 with four to be constructed immediately.	Anticipated in the next 12 months	Short term: 4 houses Medium to long term: 6 houses
Palmer Road (Birragun Buru Estate) Nyamba Buru Yawuru	Development of 15 rental houses (using 2 lots in Birra Court-0.7ha) to be leased to local businesses for worker accommodation.	Proposal still in planning phase	15 x rental houses
Roebuck Estate Roebuck Estate Developments Pty Ltd	Private developer	Staged release up to 2025	Potential: 155 lots
Waranyjarri Estate, Broome North DevelopmentWA	Stage 11 (33 lots) already released. Stages 12 & 13 possibly released in 2024 and 2025 depending on demand	Over half of the new Stage 11 lots released in Waranyjarri Estate are now under contract, with sub-division works completed and lot titles now received	Stage 12: 40 lots Stage 13: 26 lots



HOUSING STOCK

(BROOME SA2¹)

KEY STATISTICS



15,774

Total population
ERP June 2022



27%

Dwellings owned outright
ABS Census 2021



23%

Dwellings owned with a mortgage
ABS Census 2021

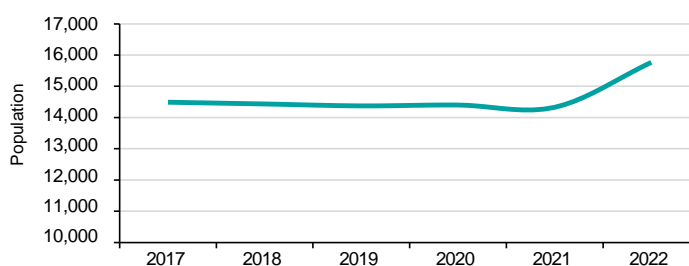


47%

Dwellings rented
ABS Census 2021

POPULATION AND HOUSING TRENDS

Total population - ERP to June 2022



Source: ABS Census 2021

Note: ERP figures for each year reflect the estimated resident population for the 12-months ending June of the corresponding year

HOUSING TRENDS

Housing attribute	Houses	Units/ apartments
Total dwellings	4,612	1,223
Proportion of total stock	79%	21%
Change in dwellings 2016- 2021	+ 301	+ 102
Proportion of change	+ 7%	+ 9%

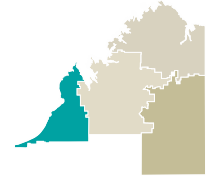
Source: ABS Census 2021

DWELLING STRUCTURE BY NUMBER OF BEDROOMS

Dwelling type	1 bed	2 bed	3 bed	4 bed	5 bed +	Total
House	141	314	1,582	1309	198	3,544
Unit	141	333	184	33	-	691
Other / not stated	754	171	72	57	15	1,069

Source: ABS Census 2021

¹ Broome SA2 includes the suburbs of Broome, Billigung, Cable Beach and Djugun.



PRIVATE MARKET SALES (BROOME SA2)

KEY STATISTICS



\$650,000

Median house price
March 2022-23



+ 5.7%

1-year median house
price growth rate March 2022-23



\$400,000

Median unit price
March 2022-23



+ 3.4%

1-year median unit
price growth rate
March 2022-23



\$198,000

Median vacant land price
March 2022-23

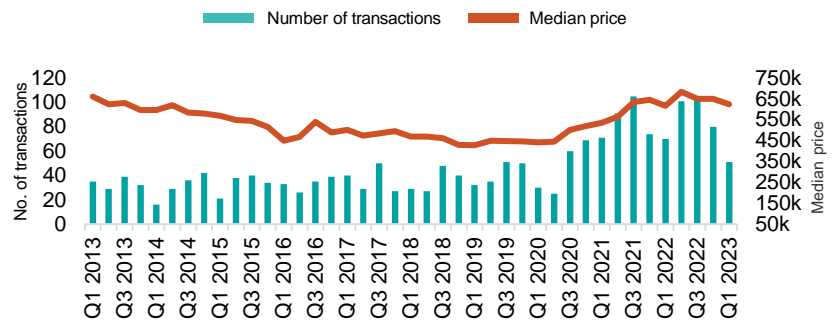


+ 5.3%

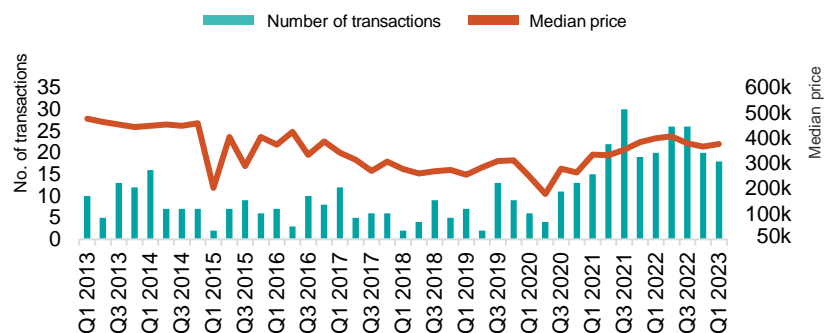
1-year median vacant
land price growth rate
March 2022-23

PRIVATE MARKET TRENDS 2013 - 2023

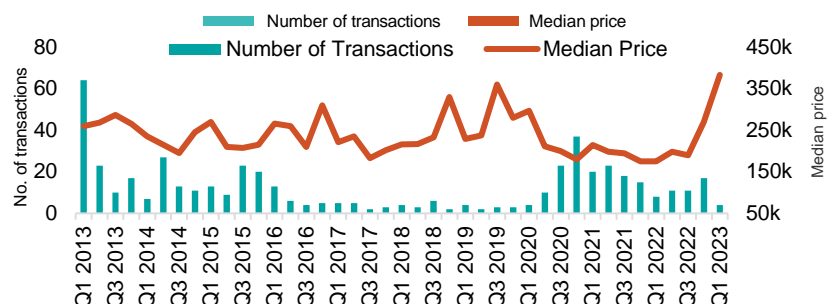
House prices / transactions



Unit prices / transactions



Vacant residential land prices / transactions



Source: Landgate, Urbis



PRIVATE MARKET SALES

(cont)

(BROOME SA2)

KEY STATISTICS



73

Property transactions
Jan – March 2023



4.2%

Average discount on
listing price
Jan – March 2023



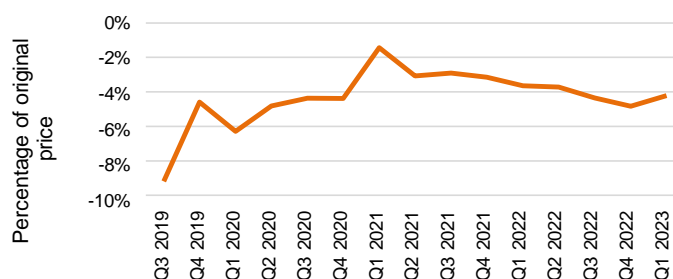
84

Average days to sell
Jan – March 2023

Median price by bedroom – Q1 2023	House	Unit
1 bed	\$1,200,000	-
2 bed	\$432,000	\$395,000
3 bed	\$560,000	\$380,000
4 bed+	\$690,000	-
Overall	\$625,000	\$380,000

DISCOUNT ON ORIGINAL PRICE 2019-2023

Vendor discounting



RESIDENTIAL MARKET SUMMARY MARCH 2022-2023

Sales summary	House	Unit	Vacant land
Median price	\$650,000	\$400,000	\$198,000
10-year average	\$550,000	\$375,000	\$218,750
Variation from avg. price	18.2%	6.7%	- 9.5%
Number of transactions	335	79	43

Price growth*	House	Unit	Vacant land
1-year (March 2022-2023)	5.7%	3.4%	5.3%
3-year (March 2020-2023)	45.3%	42.2%	- 33.3%
5-year (March 2018-2023)	34.2%	27.5%	- 3.4%
10-year (March 2013-2023)	- 3.7%	-8.9%	- 15.7%

Source: Pricerfinder, Urbis

* This is the compound annual growth rate over the specified period (year to March 2023 versus year to March of comparison year)



GROH AND PUBLIC HOUSING (BROOME SA2)

KEY STATISTICS



7% (owned/leased)

Dwellings are GROH
Department of Communities



14%

Dwellings are Public Housing
ABS Census 2021



426

GROH
Dwelling stock

SUBSIDISED HOUSING

GOVERNMENT REGIONAL OFFICER HOUSING (GROH)

Dwelling type	Additional supply required*
1 bedroom	1
2 bedroom	11
3 bedroom	36
4+ bedroom	98
Total	146

Source: Department of Communities, at 30 June 2023*

PUBLIC HOUSING WAIT LIST



617
applications



951
to be housed



119
Priority applications



221
people to be housed

PUBLIC HOUSING STOCK FOR THE SHIRE OF BROOME - AT 30 JUNE 2023

Dwelling type	Occupied	Returning voids	Not-returning voids	Other use	Total
Singles - 1	93	1	1	-	95
Singles - 2	2	-	-	-	2
Seniors - 1	54	3	-	-	57
Seniors - 2	23	1	-	-	24
Family - 2	223	7	-	-	230
Family - 3	385	8	1	3	397
Family - 4	48	-	-	2	50
Family - 5	3	-	-	-	3
Family - 6+	-	-	-	-	-
LGA total	831	20	2	5	858

Source: Department of Communities

Note: The public housing stock for the Shire of Broome includes the following suburbs: Bilingurr, Broome, Cable Beach, Djugun.

* Additional supply numbers are based on client agency workforce planning. They do not represent actual government employees waiting on housing and are a mix of historical and future demand. Client agency needs are fluid and can change on a daily basis.

** Other use: include externally managed properties and tenancies.

*** Returning voids: properties are void (vacant) and will undergo maintenance repairs to make available and relet to a public housing applicant.

**** Not-returning voids: properties are void and have been earmarked for a purpose other than re-letting. Properties will not be 'returned' to public housing stock until further assessment.

***** Data does not include 'Sub Management Type' Community Housing and GROH (Government Regional Officer's Housing).



RESIDENTIAL BUILDING APPROVALS (BROOME SA2)

KEY STATISTICS



56

New houses approved
2022



\$23.9m

Total value of residential
building approved
2022

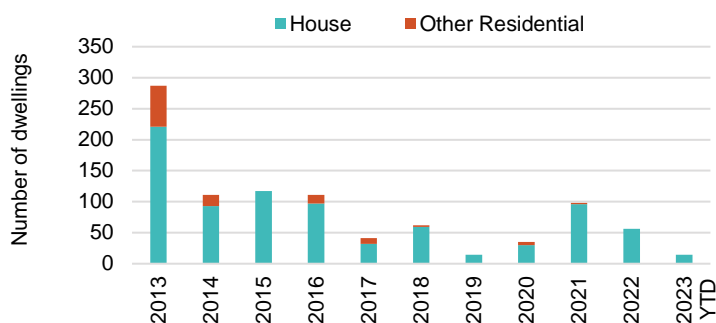


\$23.7m

Total value of non-residential
building approved
2022

RESIDENTIAL BUILDING APPROVALS 2013 - 2023

Residential building approvals (no.)



Value of residential approvals (\$)



Source: ABS Data Explorer



HOUSING AFFORDABILITY (BROOME SA2)

KEY STATISTICS



\$1,164 / week

Median total personal income
ABS Census 2021



\$2,222 / week

Median income per household
ABS Census 2021



\$2,167 / month

Median monthly mortgage
ABS Census 2021



\$700 / week

Median weekly rent
Jan-Mar 2023
Pricefinder



\$365 / week

Maximum GROH rent for high
level 3-bedroom residence

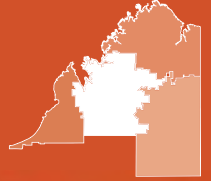
GROH tenant rent calculator



\$160 / week

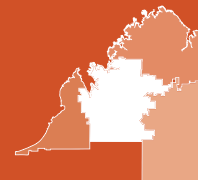
Public housing rent
2 adults/2 children on Centrelink
3-bedroom residence
Department of Communities





DERBY PROFILE





DERBY PROFILE

TOWN PROFILE

The town of Derby is the Kimberley's third-largest town, located at the southern end of the King Sound. It is a significant historic port and centre, with an estimated 3,832 residents. The population has declined slightly in recent years due to a gradual but steady shift of service provision and economic activity to Broome.

Derby is an important centre for remote Aboriginal communities and pastoral properties particularly those spanning the Gibb River Road. Derby's position as the western gateway to the Gibb and the base for tourism and commercial activity across the King Sound make it an important nexus for economic and service activity. The town has a retail precinct, health services (including regional hospital, community health and Aboriginal health services), early childhood to tertiary education, and government and community services including the West Kimberley Regional Prison, a major employer.

HOUSING OVERVIEW

Derby's total residential housing stock is estimated at 1,446 dwellings. 53.6% of properties are privately owned, WA Government owns 30.9% and private companies own 10.2%. The majority of dwellings are located within the main townsite, with others in nearby communities and a small proportion of rural-residential style housing located close to town.

Much of Derby's housing stock is aged and some has deteriorated significantly. In April 2022, the Shire of Derby-West Kimberley identified 30 properties as derelict and requiring demolition or renovation. Of these, 15 were privately owned, 10 were owned by the State Government and 5 were owned by the Department of Health.

Despite an increase of 28% in the average rent over the past three years, rents remain relatively low by comparison to Broome and Kununurra at an average of \$415 per week. The vacancy rate of 0.1% nevertheless indicates a significant shortfall in supply for rental accommodation. After a sustained period of very low property valuations, house values have ticked up slightly in the past two years, but still remain low by statewide standards at \$310,000. Low property values and limited demand have inhibited new investment, with almost no new approvals or construction activity in the past six years.



\$310,000

Median house price
March 2022-23



- 40.3%

10-year median house price growth rate
March 2013-23



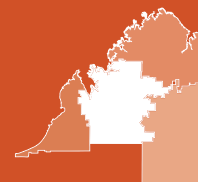
\$415 / week

Median weekly rent
Jan – March 2023

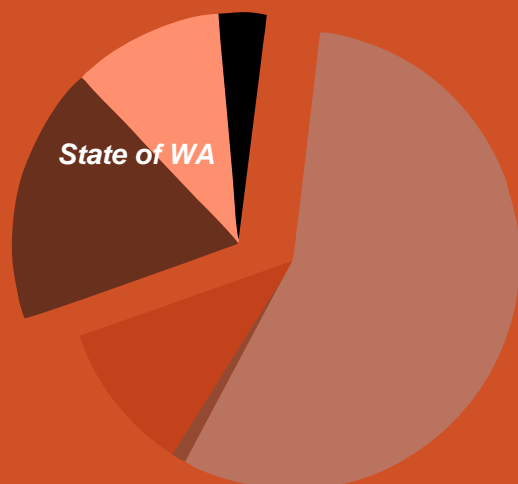


\$1,713 / week

Median income per household
ABS Census 2021



Housing ownership



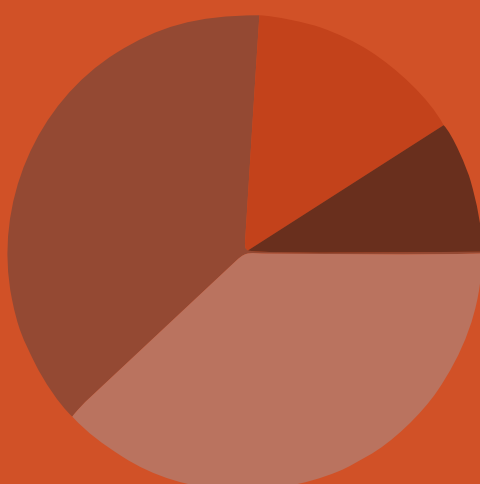
○ Individuals	53.6%
○ Religious organisations, Shire of Derby-West Kimberley, Commonwealth, and WA Land Authority (DevelopmentWA)	Each <1.0%
○ Private Companies	10.2%
State of WA	
○ Housing Authority	17.4%
○ Other	10.3%
● GROH	3.2%

FORWARD OUTLOOK

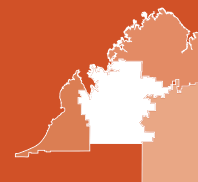
The construction of the Thunderbird mineral sands mine, and an ambitious refurbishment of the RAAF Curtin airbase, are potential game changers for Derby. Additional economic opportunities include projects in the King Sound (Koolan Island mine and the recent acquisition by Tassal of the Cone Bay Barramundi farm) and deepening of tourism and logistics activity based out of Derby.

To an extent, the latent local workforce will be able to pick up some of the workforce requirements of these opportunities. However, the age and condition of Derby's housing stock suggests that substantial public and private investment will be needed to fully cover the projected increase in economic activity. As with most places in the Kimberley, the mismatch between abundant residences up for sale, and rental vacancy rates very close to 0%, suggest a market failure.

Rental sources



○ Rented through Dept of Communities	211
○ Rented through friends/families/others	211
○ Rented through real estate agent	86
○ Rented through community housing provider	50



	Underway
	In development (funding committed)
	In development

MAJOR PROJECTS

Project	Details	Timing	Workforce impact	Housing impact
Curtin Air Base Department of Defence	\$244m redevelopment	Construction commencement: late 2024 with completion mid 2026	250 jobs	Substantial onsite accommodation
Thunderbird Mineral Sands Project Kimberley Mineral Sands (KMS) <i>Broome/Derby</i>	Cost: \$160m Construction almost complete KMS to export from Broome Port.	Construction underway and due for completion November 2023 Operational early 2024 Project life 40 years	Construction: 350 employees Ongoing: 300 direct employees	Construction: onsite accommodation Ongoing: 70 (60 – KMS and 10 - Campbells Transport) Broome/Derby
Derby Lock Warbuton Group LTD	Derby Lock for bulk exports and military ships to dock	Development. Lease of 150ha from SDWK extended.		

HOUSING DEVELOPMENTS

No current housing developments proposed.



HOUSING STOCK (DERBY)

KEY STATISTICS



3,832
Total population
ERP 2021



30%
Dwellings owned outright
ABS Census 2021



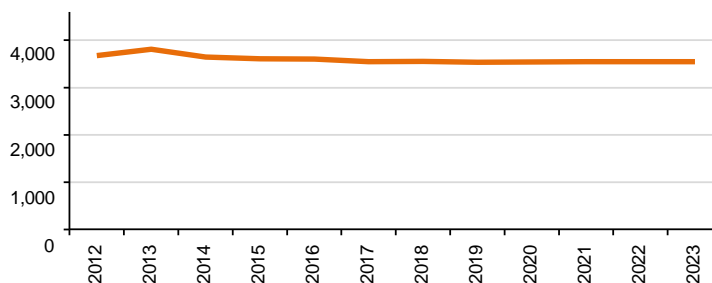
11%
Dwellings owned with a mortgage
ABS Census 2021



55%
Dwellings rented
ABS Census 2021

POPULATION AND HOUSING TRENDS

Total population - ERP to June 2022



Source: ABS Census 2021

Note: ERP figures for each year reflect the estimated resident population for the 12-months ending June of the corresponding year

HOUSING TRENDS

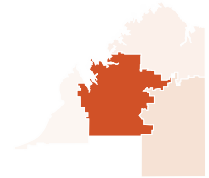
Housing attribute	Houses	Units/ apartments
Total dwellings	1,243	203
Proportion of total stock	86%	14%
Change in dwellings 2016- 2021	+ 64	- 188
Proportion of change	+ 5%	- 48%

Source: ABS Census 2021

DWELLING STRUCTURE BY NUMBER OF BEDROOMS

Dwelling type	1 bed	2 bed	3 bed	4 bed	5 bed +	Total
House	45	135	315	195	30	727
Unit	12	50	18	0	0	84
Other / not stated	112	5	10	12	0	145

Source: ABS Census 2021



PRIVATE MARKET SALES (DERBY)

KEY STATISTICS



\$310,000

Median house price
March 2022-23



+ 30.7%

1-year median house price growth rate
March 2022-23



\$105,500

Median unit price
March 2022-23



- 57.4%

1-year median unit price growth rate
March 2022-23



\$59,000

Median vacant land price
March 2022-23

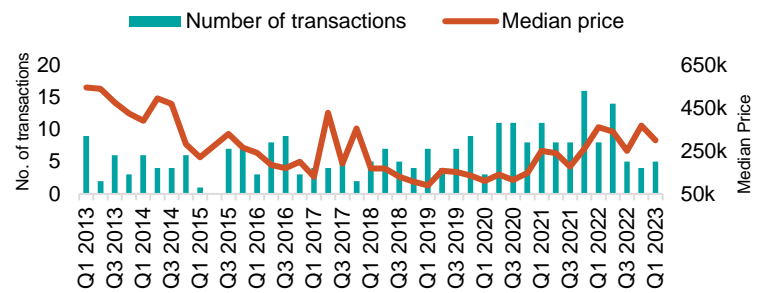


- 44.7%

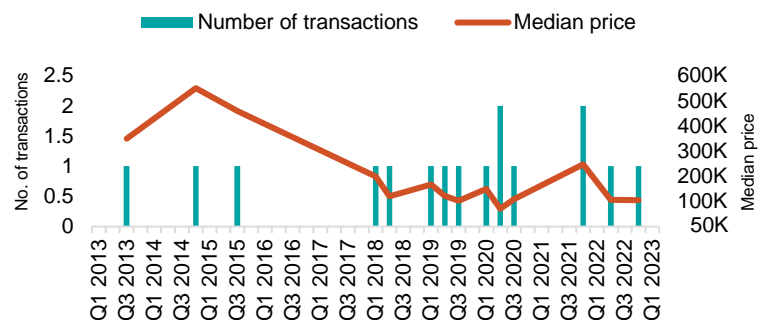
1-year median vacant land price
growth rate
March 2022-23

RESIDENTIAL MARKET TRENDS 2013 - 2023

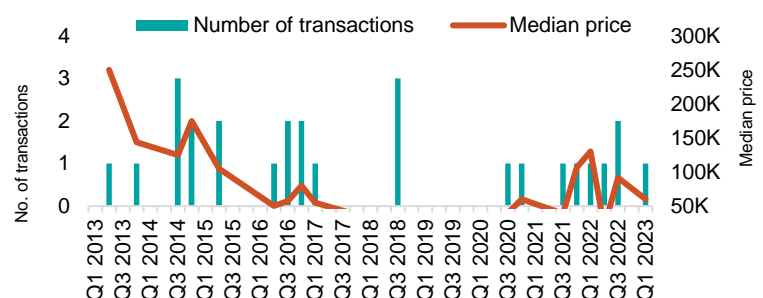
House prices / transactions



Unit prices / transactions



Vacant residential land prices / transactions



Source: Landgate, Urbis



PRIVATE MARKET SALES (cont) (DERBY)

KEY STATISTICS



6

Property transactions
Jan – March 2023



- 2.5%

Average discount on listing price
Jan – March 2023

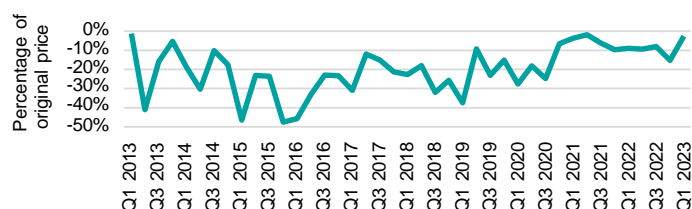


28

Average days to sell
Jan – March 2023

DISCOUNT ON ORIGINAL PRICE 2013-2023

Vendor discounting



RESIDENTIAL MARKET SUMMARY MARCH 2022-2023

Sales summary	House	Unit	Vacant land
Median price	\$310,000	\$105,500	\$59,000
10-year average	\$230,000	\$136,000	\$63,500
Variation from avg. price	34.8%	6.7%	-22.4%
Number of transactions	28	2	4

Median price by bedroom – Q1 2023	House	Unit
1 bed	-	-
2 bed	\$268,000	-
3 bed	\$300,000	-
4 bed+	\$525,000	-
Overall	\$300,000	-

Price growth	House	Unit	Vacant land
1-year (March 2022-2023)	30.7%	-57.4%	-44.7%
3-year (March 2020-2023)	120%	-13.5%	-
5-year (March 2018-2023)	61.0%	-47.0%	-
10-year (March 2013-2023)	-40.3%	-81.1%	-

Source: Pricerfinder, Urbis

* This is the compound annual growth rate over the specified period (year to March 2023 versus year to March of comparison year)



GROH AND PUBLIC HOUSING (DERBY)

KEY STATISTICS



16% (owned/leased)

Dwellings are GROH
Department of Communities



25%

Dwellings are Public Housing
ABS Census 2021



105

GROH
Dwelling stock

SUBSIDISED HOUSING

GOVERNMENT REGIONAL OFFICER HOUSING (GROH)

Dwelling type	Additional supply required*
1 bedroom	-
2 bedroom	1
3 bedroom	2
4+ bedroom	16
Total	19

Source: Department of Communities, at 30 June 2023 *

PUBLIC HOUSING WAIT LIST



218
applications



439
to be housed



61

Priority applications



151
people to be housed

PUBLIC HOUSING STOCK FOR THE SHIRE OF DERBY-WEST KIMBERLEY - AT 30 JUNE 2023

Dwelling type	Occupied	Returning voids	Not-returning voids	Other use	Total
Singles - 1	27	-	1	4	32
Singles - 2	1	-	-	-	1
Seniors - 1	15	1	-	-	16
Seniors - 2	-	-	-	-	-
Family - 2	89	12	-	2	103
Family - 3	146	11	1	11	169
Family - 4	25	3	1	6	35
Family - 5	7	1	-	-	8
Family - 6+	-	-	-	-	-
LGA total	310	28	3	23	364

Source: Department of Communities

Note: The public housing stock for the Shire of Derby-West Kimberley includes the following towns: Camballin, Derby, Fitzroy Crossing.

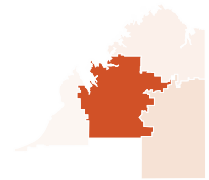
* Additional supply numbers are based on client agency workforce planning. They do not represent actual government employees waiting on housing and are a mix of historical and future demand. Client agency needs are fluid and can change on a daily basis.

** Other use: include externally managed properties and tenancies.

*** Returning voids: properties are void (vacant) and will undergo maintenance repairs to make available and relet to a public housing applicant.

**** Not-returning voids: properties are void and have been earmarked for a purpose other than re-letting. Properties will not be 'returned' to public housing stock until further assessment.

***** Data does not include 'Sub Management Type' Community Housing and GROH (Government Regional Officer's Housing).



RESIDENTIAL BUILDING APPROVALS

DERBY - WEST KIMBERLEY SA2
INCLUDES DERBY AND FITZROY CROSSING

KEY STATISTICS



9

New houses approved
2022



\$4.4m

Total value of residential
building approved
2022



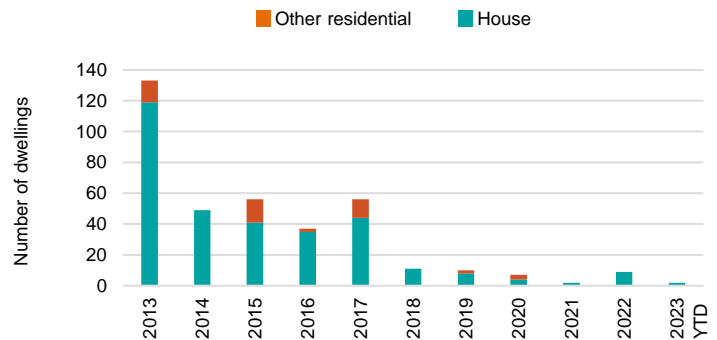
\$293.4m

Total value of non-residential
building approved
2022

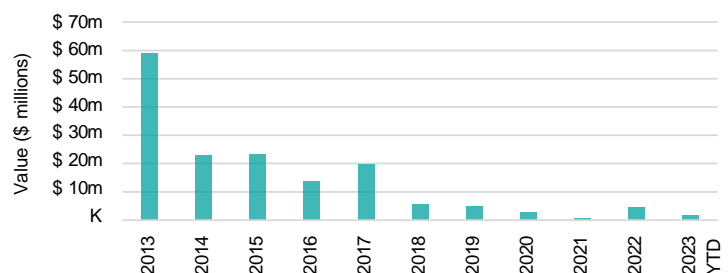
Source: Dataset, spatial area, year

RESIDENTIAL BUILDING APPROVALS 2013 - 2023

Residential building approvals (no.)



Value of residential approvals (\$)



Source: ABS Data Explorer



RENTAL MARKET

(DERBY)

KEY STATISTICS



5

Dwellings leased
Jan – March 2023



\$415 / week

Median weekly rent
Jan – March 2023



9.2%

1 year increase in median
weekly rent
Q1 2022 and Q1 2023



27.7%

3 years increase in median
weekly rent
Q1 2020 and Q1 2023



31

Median days to lease
Jan – March 2023

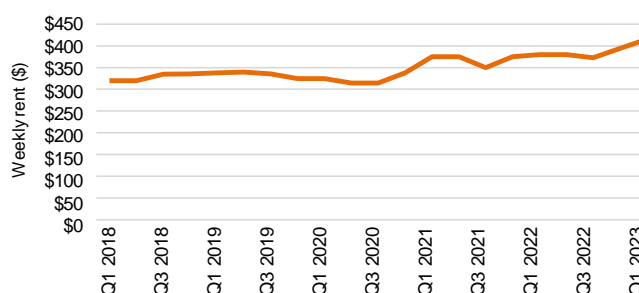


0.1%

Vacancy rate
March 2023

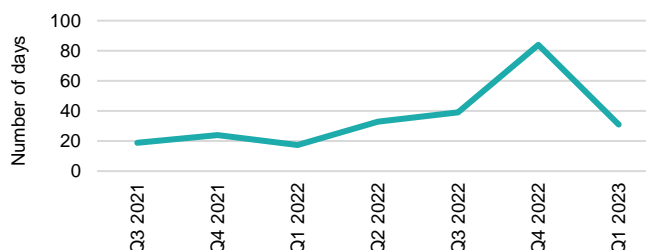
RENTAL MARKET TRENDS

Median weekly rent 2018-2023



Source: Pricerfinder

Median days to lease Q3 2021 - Q1 2023



Source: Pricerfinder

RENTAL SOURCES

Rentals	Dwellings	Proportion of rental stock
Rented through real estate agent	86	15%
Rented through person not in same household	69	15%
Rented from Department of Communities	211	38%
Rented through community housing provider	50	9%
Rented from other landlord type	142	25%

Source: ABS Census 2021

RENTAL MARKET SUMMARY MEDIAN WEEKLY RENTS – Q1 2023

Median rent by bedroom	House	Unit
1 bed	-	-
2 bed	\$300	-
3 bed	\$380	-
4 bed	\$590	-

Source: Pricerfinder

Note: This data reflects the price of rental listings in Q1 2023. Low numbers of listings were experienced for all rental stock and the price listed may not reflect the typical price for this rental product. Some geographies and dwelling categories recorded no rental listings in quarter of interest and have rents marked '-';



HOUSING AFFORDABILITY (DERBY)

KEY STATISTICS



\$855 / week

Median total personal income
ABS Census 2021



\$1,713 / week

Median income per household
ABS Census 2021



\$1,638 / month

Median monthly mortgage
ABS Census 2021



\$415 / week

Median weekly rent
Jan-Mar 2023
Pricerfinder



\$307 / week

Maximum GROH Rent
High level 3-bedroom residence
Source: GROH tenant rent calculator



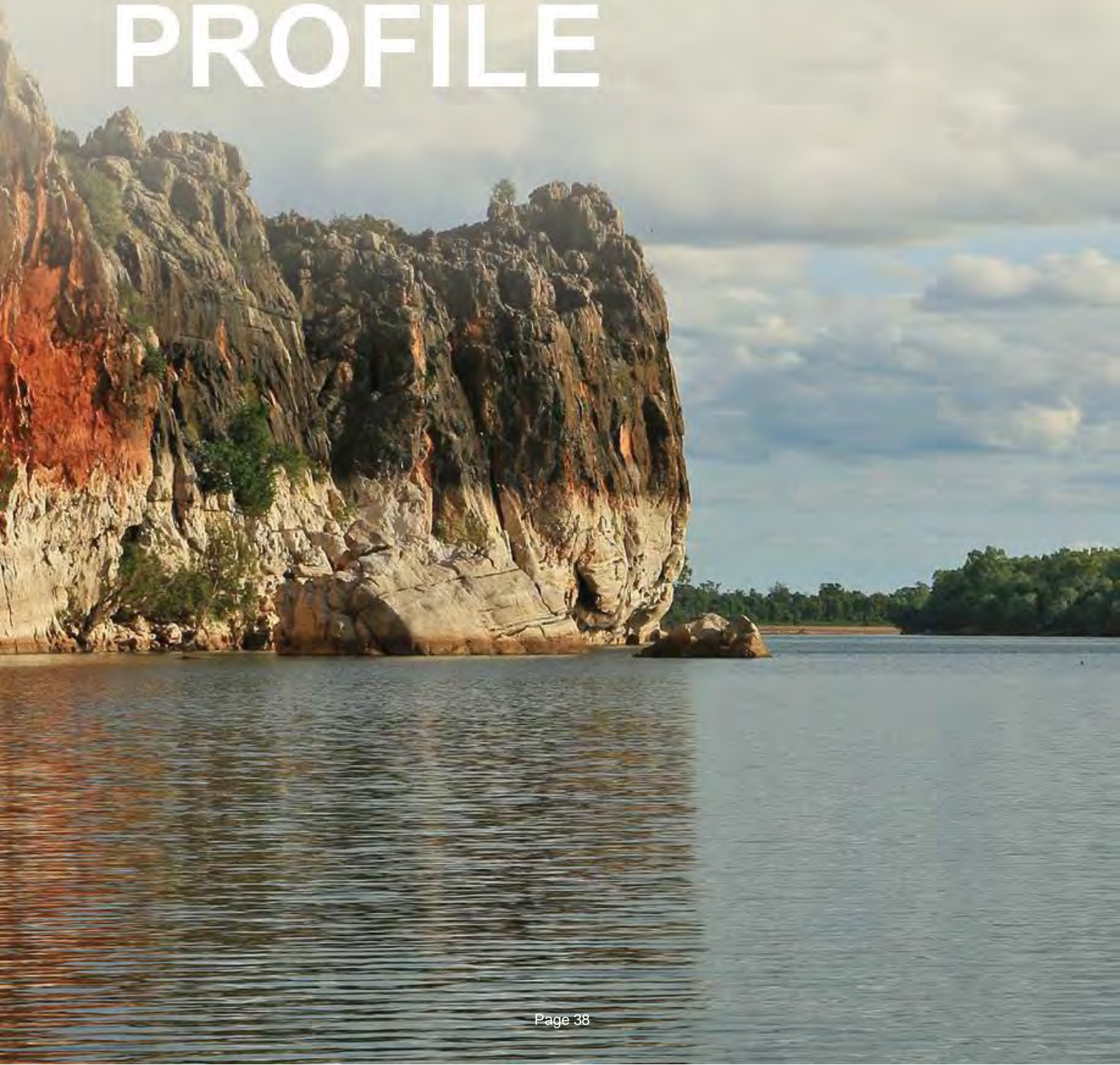
\$160 / week

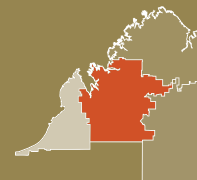
Public Housing Rent
2 adults/2 children on Centrelink
3-bedroom residence
Source: Department of Communities





FITZROY CROSSING PROFILE





FITZROY CROSSING PROFILE

TOWN PROFILE

The town of Fitzroy Crossing is located on the Great Northern Highway on the banks of Martuwarra (the Fitzroy River). With an estimated population of 1,500 in town, Fitzroy Crossing is the major hub for around 20 significant Aboriginal communities in the surrounding Fitzroy Valley -- one of the densest and most diverse remote Aboriginal populations in Australia.

In January 2023 ex-tropical cyclone Ellie caused record flooding across the Fitzroy Valley. Hundreds of residents were displaced, some to formal emergency and then temporary accommodation, others to family in Broome or Derby. As of June 2023, 91 people remain in government-supplied temporary accommodation while their homes undergo repairs or rebuilding.

The economy of Fitzroy Crossing centres around the pastoral industry and tourism, in addition to being the service hub for the Fitzroy Valley. Before the flood, labor force participation was particularly low in the Fitzroy Valley. Flood recovery and rebuild efforts have brought considerable economic stimulus to town, including employment for around 150 local workers through the Fitzroy Bridge Alliance, in addition to substantial work for local businesses.

HOUSING OVERVIEW

As a result of ex-tropical cyclone Ellie, approximately 150 houses sustained varying levels of damage. As of August 2023, 56 minor and 26 major refurbishments of publicly-owned housing assets are required, with a further 22 to be fully demolished and replaced. 39 private homes were damaged and are at varying stages of repair and remediation.

Fitzroy Crossing's total residential housing stock is estimated at 463 dwellings, nearly all of which are detached or semi-detached houses. The WA Government is the main housing provider, accounting for nearly two-thirds of all housing in town. With only 8.6% of the housing stock in the private market, there is effectively no liquid housing market in Fitzroy Crossing, and houses for private rent or purchase come up only rarely, and often by direct private negotiation. Over the past decade there have been only five property sales recorded, with a range of \$300K - \$545K.

The majority of rented dwellings are through community housing providers (41%) and through Department of Communities (25%). The remainder of rentals are a mix of employer-provided housing and some private rentals. Because of the lack of data, it is difficult to estimate overall rental affordability and rental trends in town.

Given the unique housing stock in Fitzroy Crossing, characterised by the high level of publicly owned or other organisational housing stock, many of the normal housing market indicators are not useful. The data used in the following pages have been chosen specifically to reflect this.



463 Dwellings



64.3% State of WA owned housing stock

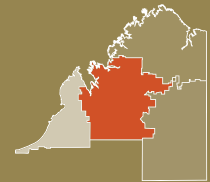


10.6% Aboriginal Corps/Organisations housing stock

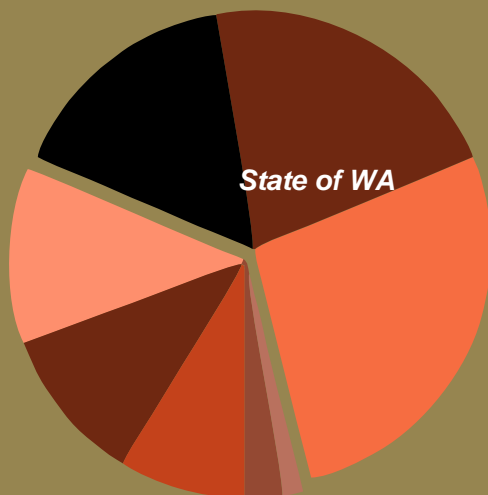


\$1,375 / week

Median income per household
ABS Census 2021



Housing ownership



Aboriginal Corps/Organisations	10.6%
Individuals	8.6%
Western Aust Land Authority (Development WA)	2.6%
Shire of Derby-West Kimberley	1.3%
Commonwealth	0.7%
State of WA	
Housing Authority	27.2%
GROH	21.2%
Other	15.9%

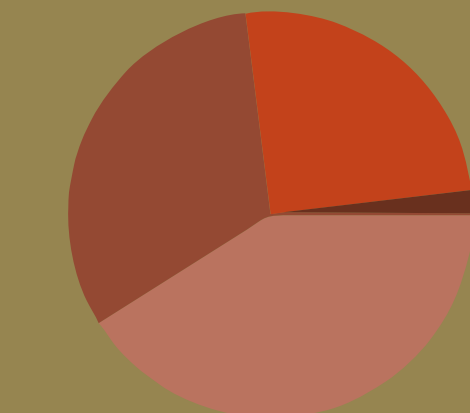
FORWARD OUTLOOK

Before the flood, a significant Aboriginal-led proposal by Leedal Pty Ltd with funding from the Northwest Aboriginal Housing Fund involved the construction of up to 42 dwellings for Aboriginal organisations and private ownership at the Tarunda caravan park. The proposed site is currently in use for temporary accommodation, and the flood will delay this project. This proposal continues to hold the potential for a major easing of housing pressure for key workers in town.

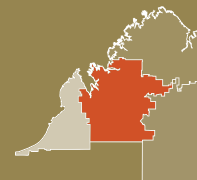
In the short- to medium-term, housing pressures in Fitzroy Crossing will continue to be determined and managed in the context of the effort to rebuild from the flood, including the progressive return of remaining residents in temporary housing; the presence of a temporary rebuild workforce; and the forward pipeline of other public works across the region.

The rebuild program presents an opportunity to establish a new benchmark of decent and affordable housing for Fitzroy Crossing residents, particularly if public and private investments increase the overall stock of housing to alleviate the overcrowding that was endemic before the flood.

Rental sources



Rented through community housing provider	133
Rented through friends/families/others	105
Rented through Dept of Communities	79
Rented through real estate agent	5



Underway

In development
(funding committed)

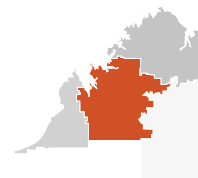
In development

MAJOR PROJECTS

Project	Details	Timing	Workforce impact	Housing impact
Fitzroy River Bridge and associated roadworks Main Roads Department	Construct a new dual-lane bridge and associated roadworks	In progress	Local jobs 132 (inc housing refurbishment)	
Rebuild and refurbishment of flood affected houses Department of Communities	Rebuild of 22 flood affected houses/refurbishment of over 121 houses	In progress	Local jobs 132 (inc bridge)	
Multipurpose Complex Masterplan and Development Shire of Derby-West Kimberley	Project Value: \$25m Funding required: \$23.5m Renewal and expansion of Fitzroy Crossing Recreational Precinct	TBC	Construction: 20 Long term: 5	
Great Northern Highway to Looma Road Reconstruction & Seal Shire of Derby-West Kimberley	Project Value: \$30m Reconstruct and sealing of Camballin Road and Camballin Myroodah Road	TBC	Construction: 30	Propose that jobs and contractors will come from Looma Community and surrounds.

HOUSING DEVELOPMENTS

Project	Details	Timing	Housing impact
Leedal Aboriginal Housing Program Shire of Derby-West Kimberley	Proposal for up to 42 units to be privately owned in Fitzroy Crossing, with funding support from the Northwest Aboriginal Housing Fund.	Pending full funding and availability of site currently used as temporary workers accommodation	42 Units



HOUSING STOCK

(FITZROY CROSSING)

KEY STATISTICS



1,500
Total population
ERP 2021



12%
Dwellings owned outright
ABS Census 2021



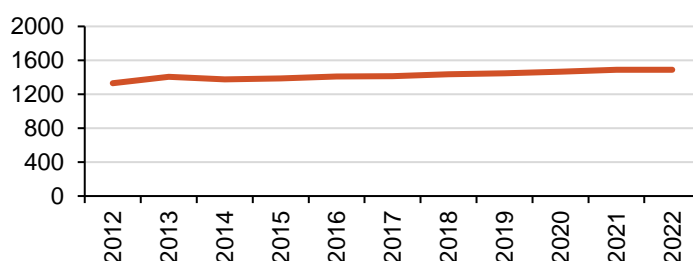
2%
Dwellings owned with a mortgage
ABS Census 2021



72%
Dwellings rented
ABS Census 2021

POPULATION AND HOUSING TRENDS

Total population - ERP to June 2022



Source: ABS Census 2021

Note: ERP figures for each year reflect the estimated resident population for the 12-months ending June of the corresponding year

HOUSING TRENDS

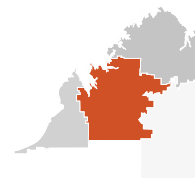
Housing attribute	Houses	Units/ apartments
Total dwellings	392	71
Proportion of total stock	85%	15%
Change in dwellings 2016- 2021	+ 103	- 66
Proportion of change	+ 36%	- 48%

Source: ABS Census 2021

DWELLING STRUCTURE BY NUMBER OF BEDROOMS

Dwelling type	1 bed	2 bed	3 bed	4 bed	5 bed +	Total
House	11	98	151	52	3	318
Unit	6	32	11	0	0	52
Other / not stated	42	3	6	7	9	64

Source: ABS Census 2021



PRIVATE MARKET SALES

(FITZROY CROSSING)

DERBY-WEST KIMBERLEY SA2

INCLUDES DERBY AND FITZROY CROSSING

KEY STATISTICS



\$545,000

Median house price
Q4 2021 (last qtr with captured sales)

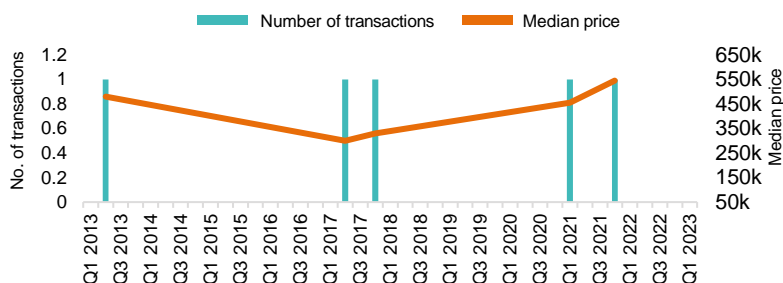


+ 19.8%

Q1 to Q4 median house price
growth rate Q1 - Q4 2021

RESIDENTIAL MARKET TRENDS 2013 - 2023

House prices / transactions



Source: Landgate, Urbis

RESIDENTIAL BUILDING APPROVALS

DERBY-WEST KIMBERLEY SA2

INCLUDES DERBY AND FITZROY CROSSING

KEY STATISTICS



9

New houses approved
2022



\$4.4m

Total value of residential building
approved
2022

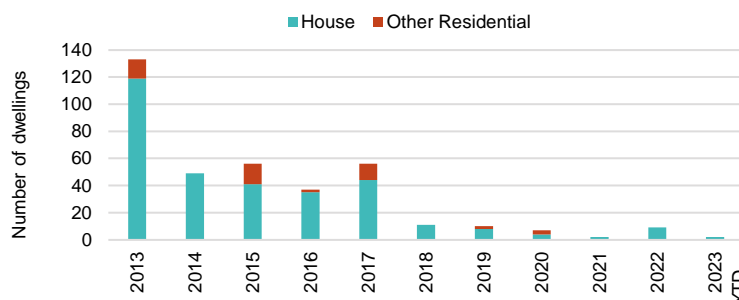


\$293.4m

Total value of non-residential
building approved
2022

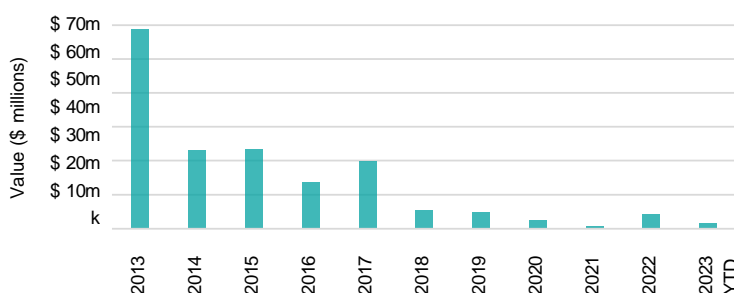
RESIDENTIAL BUILDING APPROVALS 2013 - 2023

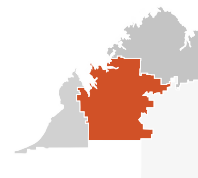
Residential building approvals (no.)



Source: ABS Data Explorer

Value of residential approvals (\$)





GROH AND PUBLIC HOUSING (FITZROY CROSSING)

KEY STATISTICS



18% (owned/leased)

Dwellings are GROH
Department of Communities



46%

Dwellings are Public Housing
ABS Census 2021



84

GROH
Dwelling stock

SUBSIDISED HOUSING

GOVERNMENT REGIONAL OFFICER HOUSING (GROH)

Dwelling type	Additional supply required*
1 bedroom	-
2 bedroom	1
3 bedroom	3
4+ bedroom	11
Total	15

Source: Department of Communities at 30 June 2023 *

PUBLIC HOUSING WAIT LIST



218
applications



439
to be housed



61

Priority applications



151
people to be housed

PUBLIC HOUSING STOCK FOR THE SHIRE OF DERBY WEST KIMBERLEY - AT 30 JUNE 2023

Dwelling type	Occupied	Returning voids	Not-returning voids	Other use	Total
Singles - 1	27	-	1	4	32
Singles - 2	1	-	-	-	1
Seniors - 1	15	1	-	-	16
Seniors - 2	-	-	-	-	-
Family - 2	89	12	-	2	103
Family - 3	146	11	1	11	169
Family - 4	25	3	1	6	35
Family - 5	7	1	-	-	8
Family - 6+	-	-	-	-	-
LGA total	310	28	3	23	364

Source: Department of Communities

Note: The public housing stock for the Shire of Derby-West Kimberley includes the following towns: Camballin, Derby, Fitzroy Crossing.

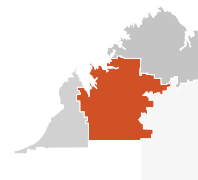
*Additional supply numbers are based on client agency workforce planning. They do not represent actual government employees waiting on housing and are a mix of historical and future demand. Client agency needs are fluid and can change on a daily basis.

** Other use: include externally managed properties and tenancies.

*** Returning voids: properties are void (vacant) and will undergo maintenance repairs to make available and relet to a public housing applicant.

**** Not-returning voids: properties are void and have been earmarked for a purpose other than re-letting. Properties will not be 'returned' to public housing stock until further assessment.

***** Data does not include 'Sub Management Type' Community Housing and GROH (Government Regional Officer's Housing).



HOUSING AFFORDABILITY (FITZROY CROSSING)

KEY STATISTICS



\$486 / week

Median total personal income
ABS Census 2021



\$1,375 / week

Median income per household
ABS Census 2021



\$1,625 / month

Median monthly mortgage
ABS Census 2021



\$100 / week

Median weekly rent
ABS Census 2021



\$240 / week

Maximum GROH rent for high level
3-bedroom residence
Source: GROH rent calculator



\$160 / week

Public housing rent
2 adults/2 children on Centrelink
3-bedroom residence
Source: Department of Communities





HALLS CREEK PROFILE





HALLS CREEK PROFILE

TOWN PROFILE

Halls Creek is located on the Great Northern Highway between Broome and Kununurra, at the junction with the Duncan Highway and close to the junction of the Tanami Road. Halls Creek has an estimated 1,800 residents, with a relatively high 11% population growth since 2011.

Halls Creek is an important centre for people living in nearby Aboriginal communities and pastoral properties. Key industries supporting economic activity in the town are tourism, pastoral, mining and human services. Halls Creek is a crossroads in several ways. Given its proximity to the Tanami Road which is being sealed, it sits as an important logistics node for Northern Australia. Culturally, it is a place of deep Aboriginal and non-Aboriginal heritage, and a meeting place between the many Aboriginal groups across the East Kimberley and extending south to the desert peoples.

RESIDENTIAL PROPERTY

Halls Creek's total residential housing stock is estimated at 574 dwellings, about 80% of which are detached or semi-detached houses. The WA Government is the main owner of housing stock at 79.5%. There is effectively no private housing market for sales or rentals, given only 7% of the housing stock is in private hands. Listed properties for sale or rental are seldom available, meaning those seeking housing in town must go through government, employer-provided housing, or in some cases direct arrangements with property owners. Over the past decade, there have only been 12 property sales listed.

The majority of rented dwellings are through the Department of Communities (62%) and 14% through community housing providers. The Department has committed to the construction of five additional social homes in Halls Creek across 2023/2024.

With such a thin private market, the usual indicia of property values, sales and rentals are of little use in assessing housing in Halls Creek. The data used in the following pages have been chosen specifically to reflect this.



574 Dwellings



79.5% State of WA owned housing stock

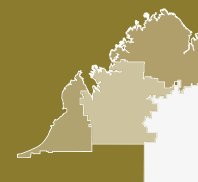


3.4% Aboriginal Corps/Organisations owned housing stock

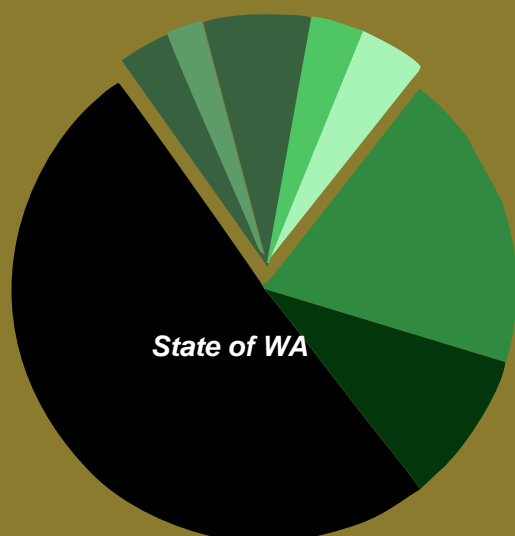


\$1,228 / week

Median income per household
ABS Census 2021

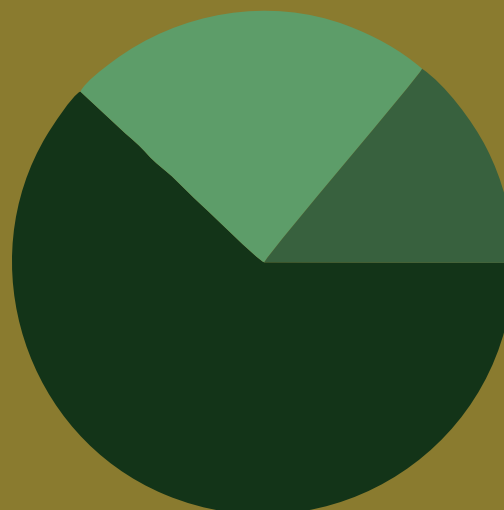


Housing ownership



Individuals	7.0%
Private Companies	4.4%
Shire of Halls Creek	3.4%
Aboriginal Corps/Organisations	3.4%
Religious Organisations	2.3%
State of WA	
Housing Authority	50.7%
Other	19.1%
GROH	9.7%

Rental sources

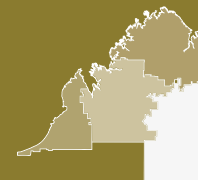


Rented through Dept of Communities	49
Rented through friends/families/others	83
Rented through community housing provider	211

FORWARD OUTLOOK

The sealing of the Tanami Road will bring with it direct economic activity based out of Halls Creek, as well as increased road traffic once the sealing of the road is complete. Halls Creek position as a potential logistics hub may well lead to increased business activity. There are also at least six major resource developments for which Halls Creek is the nearest significant town. If and when these proceed, each will bring increased employment opportunities – both directly at mine sites and logistics operations bringing commodities through to Wyndham Port, and indirectly through the services needed to support those operations.

Halls Creek's ability to meet current and future housing needs will depend on the construction of new housing. If progressed, the proposed \$26 million Blueberry Hill residential subdivision will create 35 housing units, which would go a considerable way to alleviating the housing shortfall for key workers.



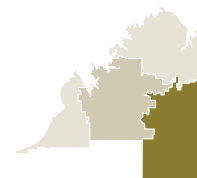
MAJOR PROJECTS

	Underway
	In development (funding committed)
	In development

Project	Details	Timing	Workforce impact	Housing impact
Tanami Road Main Roads WA	Cost: \$542.8m Sealing of the Tanami Road	First 40km commencement June 2023	20 permanent and additional contractors in construction stage	Work camp provided by Main Roads WA
Cummins Range Rare Earth Project RareX Halls Creek	Mine 130km south-west of Halls Creek	Construction commencement potentially in 2025	Likelihood of DIDO workforce based in Halls Creek plus support operations and businesses	
Mackay Potash Project Agrimin Halls Creek/Balgo	Mine at Lake Mackay near Kiwirrkurra. Potash will be trucked from site via Halls Creek to Wyndham for shipping. Mine has estimated 40-year life span.	Construction commencement potentially in 2024	200 direct FTE once operational. 600+ indirect jobs through regional supply chain.	
Halls Creek Transport Hub Halls Creek Shire of Halls Creek	Road train assembly and lay down areas and warehousing facilities	In development pending sealing of Tanami Road		
Browns Range Project Northern Minerals	160km se Halls Creek Heavy rare earth element dysprosium,	FID targeted for 2024		

HOUSING DEVELOPMENTS

Project	Details	Timing	Housing impact
Lot 567, Blueberry Hill Housing Project Shire of Halls Creek	\$26m residential development project funding required: \$22m Residential lots	Pending funding for headworks (estimated \$22m). In development of business case stage	Providing 35 culturally appropriate housing units



HOUSING STOCK

(HALLS CREEK)

KEY STATISTICS



1,800
Total population
ERP 2021



16%
Dwellings owned outright
ABS Census 2021



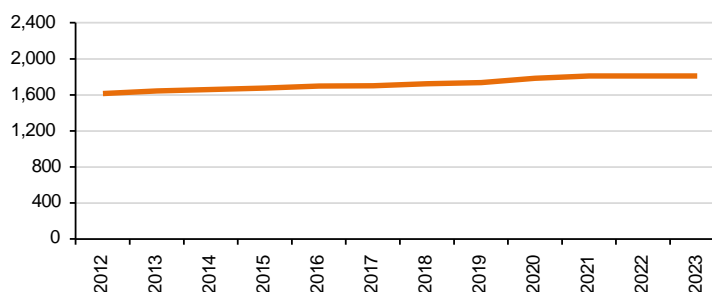
2%
Dwellings owned with a mortgage
ABS Census 2021



68%
Dwellings rented
ABS Census 2021

POPULATION AND HOUSING TRENDS

Total population - ERP to June 2022



Source: ABS Census 2021

Note: ERP figures for each year reflect the estimated resident population for the 12-months ending June of the corresponding year

HOUSING TRENDS

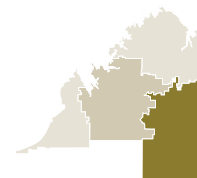
Housing attribute	Houses	Units/ apartments
Total dwellings	472	102
Proportion of total stock	82%	18%
Change in dwellings 2016- 2021	+ 132	- 97
Proportion of change	+ 39	- 49%

Source: ABS Census 2021

DWELLING STRUCTURE BY NUMBER OF BEDROOMS

Dwelling type	1 bed	2 bed	3 bed	4 bed	5 bed +	Total
House	32	64	174	60	4	337
Unit	9	30	18	4	0	66
Other / not stated	47	17	11	3	7	76

Source: ABS Census 2021



PRIVATE MARKET SALES

(HALLS CREEK)

RESIDENTIAL MARKET TRENDS 2013 - 2023

House prices / transactions

KEY STATISTICS



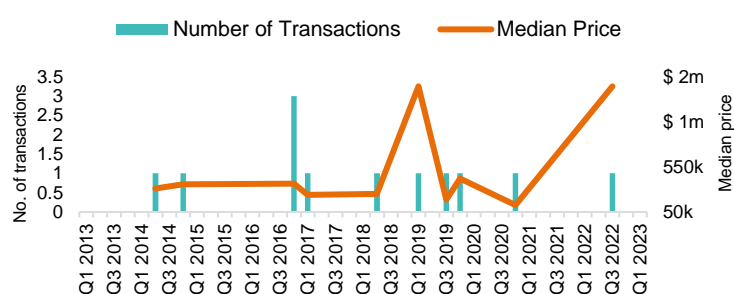
\$342,500

Median house price
10-year average
Q1 2013 - Q1 2023



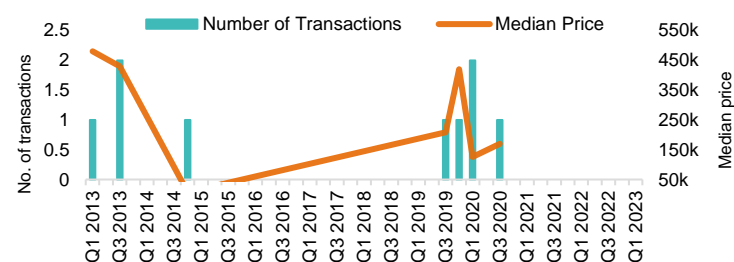
\$189,500

10-year median vacant land price
(10-year average)
Q1 2013 - Q1 2023



Source: Landgate, Urbis

Vacant residential land prices / transactions

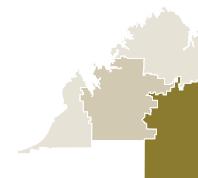


Source: Landgate, Urbis

RESIDENTIAL MARKET SUMMARY

Sales summary	House	Unit	Vacant land	Price growth	House	Unit	Vacant land
Median price	\$1,445,000	-	-	1-year (March 2022-2023)	-	-	-
10-year average	\$342,000	-	\$189,500	3-year (March 2020-2023)	377.7 %	-	-
Variation from avg. price	321.9%	-	-	5-year (March 2018-2023)	-	-	-
Number of transactions	1	-	-	10-year (March 2013-2023)	478.0%	-	-

Source: Pricerfinder, Urbis



GROH AND PUBLIC HOUSING (HALLS CREEK)

KEY STATISTICS



18% (owned/leased)

Dwellings are GROH
Department of Communities



50%

Dwellings are Public Housing
ABS Census 2021



105

GROH
Dwelling stock

SUBSIDISED HOUSING

GOVERNMENT REGIONAL OFFICER HOUSING (GROH)

Dwelling type	Additional supply required*
1 bedroom	-
2 bedroom	-
3 bedroom	-
4+ bedroom	3
Total	3

Source: Department of Communities at 30 June 2023*

PUBLIC HOUSING WAIT LIST



152
applications



295
to be housed



40

Priority applications



94
people to be housed

PUBLIC HOUSING STOCK FOR THE SHIRE OF HALLS CREEK - AT 30 JUNE 2023

Dwelling type	Occupied	Returning voids	Not-returning voids	Other use	Total
Singles - 1	11	1	-	-	12
Singles - 2	-	-	-	-	-
Seniors - 1	16	1	-	-	17
Seniors - 2	10	-	-	-	10
Family - 2	39	-	1	-	40
Family - 3	88	3	1	-	92
Family - 4	34	1	1	-	36
Family - 5	2	1	-	-	3
Family - 6+	-	-	-	-	-
LGA total	200	7	3	-	210

Source: Department of Communities

Note: The public housing stock for the Shire of Halls Creek includes the following town: Halls Creek.

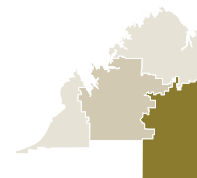
* Additional supply numbers are based on client agency workforce planning. They do not represent actual government employees waiting on housing and are a mix of historical and future demand. Client agency needs are fluid and can change on a daily basis.

** Other use: include externally managed properties and tenancies.

*** Returning voids: properties are void (vacant) and will undergo maintenance repairs to make available and relet to a public housing applicant.

**** Not-returning voids: properties are void and have been earmarked for a purpose other than re-letting. Properties will not be 'returned' to public housing stock until further assessment.

***** Data does not include 'Sub Management Type' Community Housing and GROH (Government Regional Officer's Housing).



RESIDENTIAL BUILDING APPROVALS

HALLS CREEK SA2
INCLUDES SUBURB OF HALL CREEK

KEY STATISTICS



0

New houses approved
2022



\$0

Total value of residential building
approved
2022

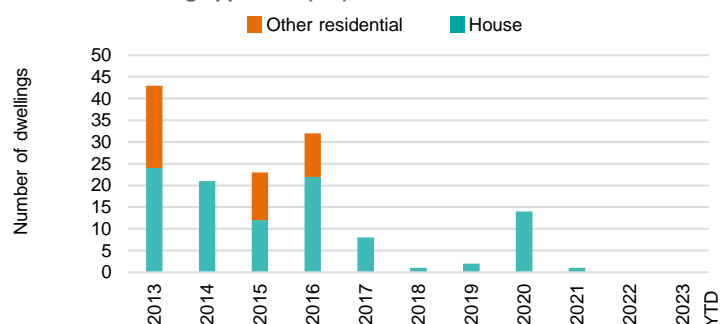


0

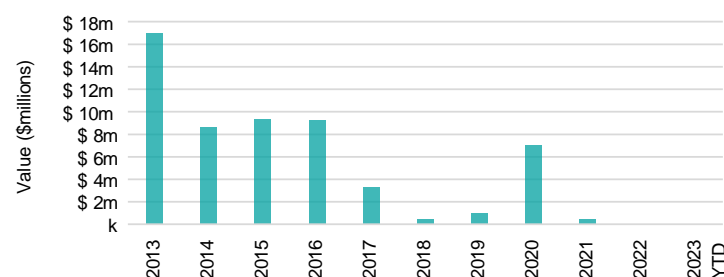
Total value of non-residential
building approved
2022

RESIDENTIAL BUILDING APPROVALS 2013 - 2023

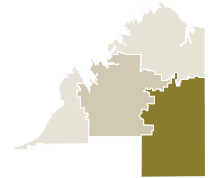
Residential building approvals (no.)



Value of residential approvals (\$)



Source: ABS Data Explorer



HOUSING AFFORDABILITY (HALLS CREEK)

KEY STATISTICS



\$452 / week

Median total personal income
ABS Census 2021



\$1,228 / week

Median income per household
ABS Census 2021



\$1,780 / month

Median monthly mortgage
ABS Census 2021



\$125 / week

Median weekly rent
ABS Census 2021



\$211 / WEEK

Maximum GROH rent
High level 3-bedroom residence
GROH rent calculator



\$160 / week

Public housing rent
2 adults/2 children on Centrelink
3-bedroom residence
Department of Communities





KUNUNURRA PROFILE





KUNUNURRA PROFILE

TOWN PROFILE

Kununurra is located near the Ord River, 45 kms from the Northern Territory border in the Shire of Wyndham-East Kimberley. Its resident population, estimated at 5,900 residents, has remained stable overall for the past decade, but fluctuates seasonally with a large influx of tourists and seasonal workers in the hospitality and agriculture sectors.

Kununurra is the main regional centre for the East Kimberley, and a service hub for people living in roughly a 500-km radius, including Aboriginal communities and pastoral and farming properties. Key industries supporting economic activity in the town are pastoral, mining, tourism, agriculture and human services.

HOUSING OVERVIEW

Kununurra's total residential housing stock is estimated at 2,066 dwellings, nearly all of which are detached or semi-detached houses. Individuals are the dominant owners of housing stock at 60.2%, followed by the WA Government 21.9% and private companies 14.2%. The current rental vacancy rate of 0% reflects the extreme shortage of rental properties at any price in town, a situation which has persisted for around 18 months.

Property values in Kununurra started increasing from mid-2020 following a decade of relatively low prices. Despite some recent growth, the median house price for the 12 months to March 2023 remains low by statewide standards at \$450,000. With property valuations still generally well below construction costs, there is no incentive for private investment, and no appetite among banks to extend finance.

The absence of substantial numbers of units, apartments and townhouse-style dwellings is notable, especially given the town's reliance on temporary workers across a wide range of service and businesses, for whom such housing options are often attractive.

High construction costs, high inflation and increasing interest rates are all impacting on the development of available land. As such, investment in new housing stock over the last decade has been very limited. Housing approvals have dwindled from over 50 in 2013, to an average of just 17 annually across the Shire for the past five years.



\$450,000

Median house price
March 2022-23



- 5.0%

10-year median house price growth rate
March 2013-23



\$505 / week

Median weekly rent
Jan – March 2023



\$2,091 / week

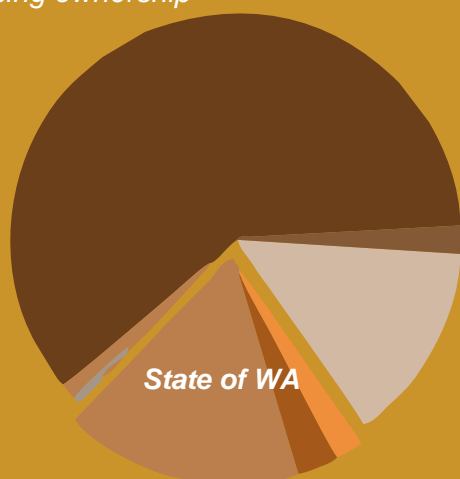
Median income per household
ABS Census 2021



With housing in short supply, residents and visitors alike are resorting to a range of stop-gap solutions, including dongas, long-term caravan park accommodation, and informal private caravan arrangements on large properties.

Three quarters of all private rentals in Kununurra are arranged directly with the property owner (not through a real estate agent), which means data on rental affordability is not reliably available, outside the Census with its known limitations.

Housing ownership

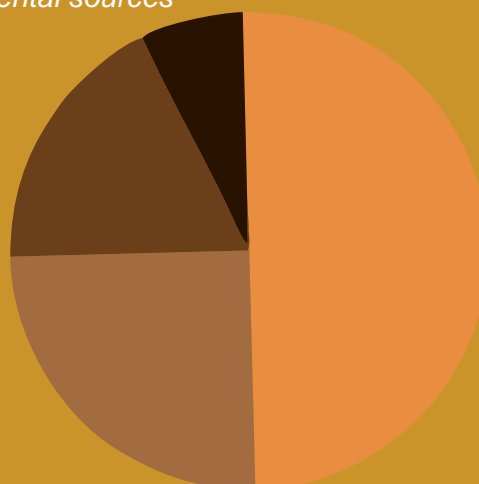


Individuals	60.2%
Private Companies	14.2%
Aboriginal Corps/Organisations	2.0%
Religious Organisations	0.8%
Shire of Wyndham-East Kimberley	0.4%
WA Country Health Service	0.3%
Western Aust Land Authority (Development WA)	0.2%

State of WA

Housing Authority	17.0%
GROH	2.9%
Other	2.0%

Rental sources



Rented through friends/families/others	546
Rented through Dept of Communities	276
Rented through real estate agent	202
Rented through community housing provider	79

FORWARD OUTLOOK

There are two significant projects that may imminently affect demand on an already stretched housing market. The Knox Plain Cotton Development and cotton gin will bring a welcome new major commodity to the region, and the Sorby Hills mine proposed by Boab Metals is likely to commence construction in 2024, with production as soon as 2025. Boab Metals has secured a 178-room accommodation camp to house the construction workforce, and has signed a Heads of Agreement with the Shire for construction of a permanent 180-person facility in town. Similarly, the Knox Plain workforce has some on-site accommodation provided north of town. While both major projects have therefore identified solutions for their direct workforce, the general increase in economic activity in town resulting from these developments will place upward pressure on housing demand generally.

In the medium-term (3-8 year range), there are a number of other potential new major resource projects across the East Kimberley, which will further stimulate economic activity in Kununurra including FIFO and DIDO workers. The completion of an Aboriginal short-stay facility in Kununurra able to accommodate up to 70 visitors will go some way to alleviating overcrowding, especially in the public housing estate. And a proposal by the Shire to construct 16 units at Water Lily Place will assist in housing for key workers. Nevertheless, the lack of a pipeline of significant new investment across all housing types suggests that the Kununurra rental market will continue to fall well short of demand for the coming years.



	Underway
	In development (funding committed)
	In development

MAJOR PROJECTS

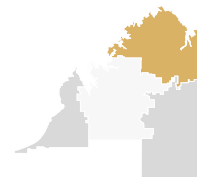
Project	Details	Timing	Workforce impact	Housing impact
East Kimberley Regional Airport and business Precinct Upgrade Shire of Wyndham-East Kimberley	4 Stages Stage 1: Upgrade of existing runway aprons and three short taxiways Stage 2: Extension of existing runway - funding required \$35m Stage 3: Construction of a new arrivals terminal - funding required \$15m Stage 4: Business precinct project - funding required \$20m	Stage 1: upgrade of existing runway aprons and three short taxiways - commencement June 2023/ completion December 2023 Stages 2, 3 and 4 - pending funding	Employment: 60 direct/10 indirect Long Term: 105 direct/41 indirect	Approximately 20
Kununurra Cotton Gin Kimberley Cotton Company	\$60m project \$32m loan from Northern Australia Infrastructure Facility (NAIF) + \$4m from State Government to build cotton gin.	Construction commencement June 2023 and completion by mid-2025	Construction: 30 full-time jobs Ongoing: 43	
Knox Plain Cotton Development Kimberley Agricultural Industry	5000ha Cotton/agriculture	Construction commencement June 2023	Construction and permanent workforce	
Kununurra Short Stay Accommodation Department of Communities	Project cost: \$20m	Construction commencement in mid- 2024	Construction: 100 jobs Permanent workforce when complete	
Keep Plains Agricultural Development AAM Investment Group and Northern Territory Land Corporation <i>Northern Territory / Kununurra</i>	Stage 3: 67,500 hectare farmland expansion along WA/NT border	TBC		
Sorby Hills Boab Metals Limited	Mine with 8.5-year mine life	Construction commencement: 2024-2025	Construction: 200+ jobs Ongoing workers: 180	Providing own: 40x1br and 2br units (part of larger project for additional 180 operational accommodation units for Sorby Hills Mine Project)
Speewah Vanadium-Titanium-Iron Project Tivan Limited Kununurra/Wyndham	100km s of Wyndham; 110 kms sw of Kununurra Potential production of vanadium, titanium and iron	Pre-Feasibility 2024 Feasibility 2025 Front End engineering Design 2026		



HOUSING DEVELOPMENTS

	Underway
	In development (funding committed)
	In development

Project	Details	Timing	Housing impact
DevelopmentWA	25 fully serviced and titled lots available Further 27 lots completed but awaiting sewer pump station construction in the next 2 years	25 lots available now 27 lots available in approx. 2 years	Total of 52 lots
Kununurra Short Stay Accommodation Department of Communities	Project cost: \$20m	Construction commencement: mid-2024	70-person capacity
Key Worker Housing and Accommodation- Water Lily Place Shire of Wyndham East Kimberley	Project cost: \$7.9m \$5m funding required	Pending funding	16x1br and 2br units
Key Worker Housing and Accommodation Sorby Hills – Boab Metals Ltd Shire of Wyndham East Kimberley	\$20m-first 40 units Total project: \$58m \$18m funding required	Unknown	40x1br and 2br units (part of larger project for additional 180 operational accommodation units for Sorby Hills Mine Project)



HOUSING STOCK (KUNUNURRA)

KEY STATISTICS



5,900
Total population
ERP 2021



21%
Dwellings owned outright
ABS Census 2021



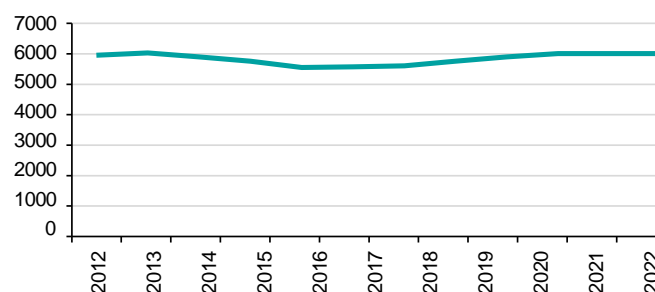
15%
Dwellings owned with a mortgage
ABS Census 2021



58%
Dwellings rented
ABS Census 2021

POPULATION AND HOUSING TRENDS

Total population - ERP to June 2022



Source: ABS Census 2021

Note: ERP figures for each year reflect the estimated resident population for the 12-months ending June of the corresponding year

HOUSING TRENDS

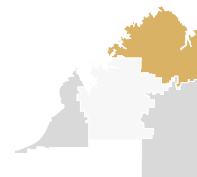
Housing attribute	Houses	Units/ apartments
Total dwellings	1,478	588
Proportion of total stock	72%	28%
Change in dwellings 2016- 2021	- 123	+ 121
Proportion of change	- 8%	+ 26%

Source: ABS Census 2021

DWELLING STRUCTURE BY NUMBER OF BEDROOMS

Dwelling type	1 bed	2 bed	3 bed	4 bed	5 bed +	Total
House	26	97	516	343	53	1040
Unit	40	80	96	13	0	232
Other / not stated	260	122	74	27	12	499

Source: ABS Census 2021



PRIVATE MARKET SALES (KUNUNURRA)

KEY STATISTICS



17

Property transactions
Jan – March 2023



- 5.0%

Average discount on listing price
Jan – March 2023

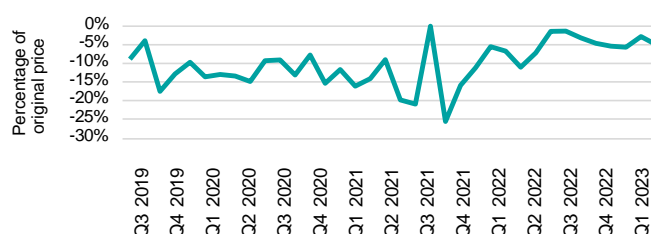


51

Average days to sell
Jan – March 2023

DISCOUNT ON ORIGINAL PRICE 2019-2023

Vendor discounting



RESIDENTIAL MARKET SUMMARY MARCH 2022-2023

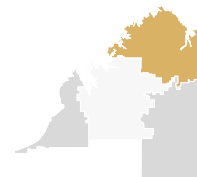
Sales summary	House	Unit	Vacant land
Median price	\$450,000	\$282,500	\$135,000
10-year average	\$370,000	\$285,000	\$163,000
Variation from avg. price	21.6%	- 0.9%	- 17.2%
Number of transactions	47	14	3

Price growth	House	Unit	Vacant land
1-year (March 2022-2023)	19.2%	15.3%	-
3-year (March 2020-2023)	112.9%	42.0%	125%
5-year (March 2018-2023)	31.2%	22.6%	-
10-year (March 2013-2023)	-5.0%	-27.3%	-21.1%

Median price by bedroom – Q1 2023	House	Unit
1 bed	-	-
2 bed	\$270,000	\$237,500
3 bed	\$547,500	\$327,500
4 bed+	\$532,500	-
Overall	\$377,000	\$245,000

Source: Pricerfinder, Urbis

* This is the compound annual growth rate over the specified period (year to March 2023 versus year to March of comparison year)



PRIVATE MARKET SALES (cont)

(KUNUNURRA)

KEY STATISTICS



\$450,000

Median house price
March 2022-23



+ 19.2%

1-year median house price growth
Rate March 2013-23



\$282,500

Median unit price
March 2022-23



+ 15.3%

1-year median unit price
growth rate
March 2022-23



\$135,000

Median vacant land price
March 2022-23

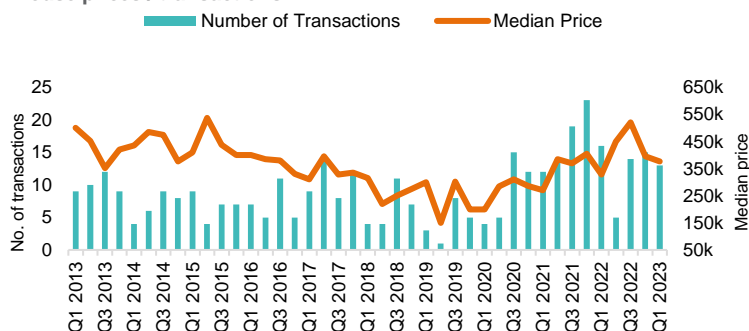
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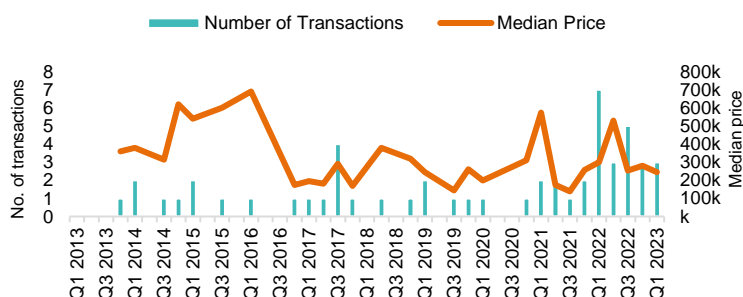
1-year median vacant land
price growth rate
March 2022-23
No captured sales

RESIDENTIAL MARKET TRENDS 2013 - 2023

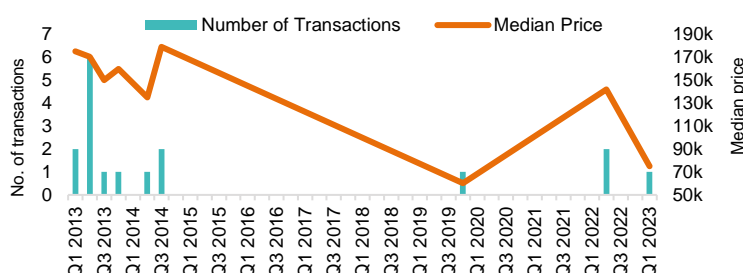
House prices / transactions

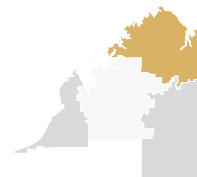


Unit prices / transactions



Vacant residential land prices / transactions





GROH AND PUBLIC HOUSING (KUNUNURRA)

KEY STATISTICS



12% (owned/leased)

Dwellings are GROH
Department of Communities



19%

Dwellings are Public Housing
ABS Census 2021



253

GROH
Dwelling stock

SUBSIDISED HOUSING

GOVERNMENT REGIONAL OFFICER HOUSING (GROH)

Dwelling type	Additional supply required*
1 bedroom	-
2 bedroom	1
3 bedroom	5
4+ bedroom	34
Total	40

Source: Department of Communities, at 30 June 2023 *

PUBLIC HOUSING WAIT LIST



197

applications



352

to be
housed



77

Priority applications



164

people to
be housed

PUBLIC HOUSING STOCK FOR THE SHIRE OF WYNDHAM-EAST KIMBERLEY - AT 30 JUNE 2023

Dwelling type	Occupied	Returning voids	Not-returning voids	Other use	Total
Singles - 1	27	1	-	-	28
Singles - 2	3	-	-	-	3
Seniors - 1	3	16	-	-	19
Seniors - 2	3	-	-	-	3
Family - 2	109	8	-	4	121
Family - 3	193	14	1	3	211
Family - 4	26	4	-	-	30
Family - 5	1	-	-	-	1
Family - 6+	1	-	-	-	1
LGA total	366	43	1	7	417

Source: Department of Communities

Note: The public housing stock for the Shire of Wyndham-East Kimberley includes the following towns: Kununurra and Wyndham.

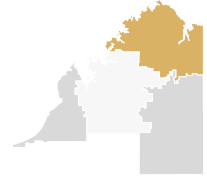
* Additional supply numbers are based on client agency workforce planning. They do not represent actual government employees waiting on housing and are a mix of historical and future demand. Client agency needs are fluid and can change on a daily basis.

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*** Returning voids: properties are void (vacant) and will undergo maintenance repairs to make available and relet to a public housing applicant.

**** Not-returning voids: properties are void and have been earmarked for a purpose other than re-letting. Properties will not be 'returned' to public housing stock until further assessment.

***** Data does not include 'Sub Management Type' Community Housing and GROH (Government Regional Officer's Housing).



RESIDENTIAL BUILDING APPROVALS

KUNUNURRA SA2
INCLUDES KUNUNURRA AND WYNDHAM

KEY STATISTICS



13

New houses approved
2022



\$5.4m

Total value of residential building
approved
2022

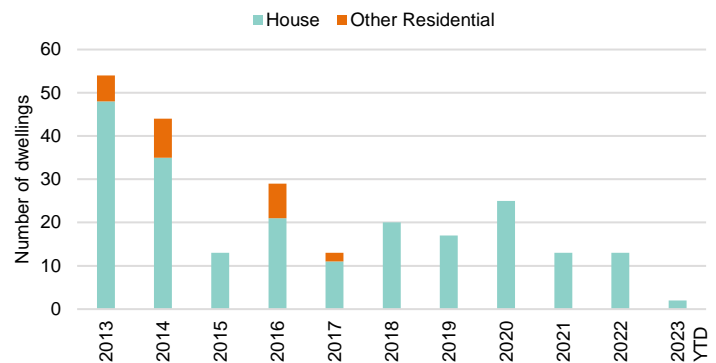


\$4.0m

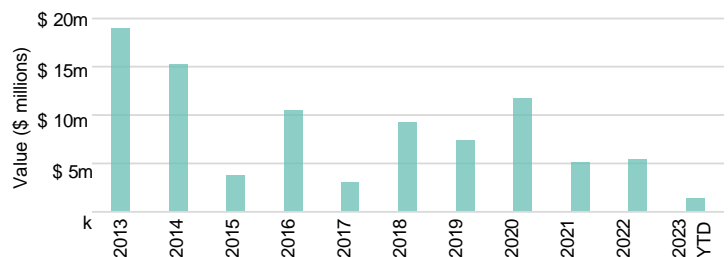
Total value of non-residential
building approved
2022

RESIDENTIAL BUILDING APPROVALS 2013 - 2023

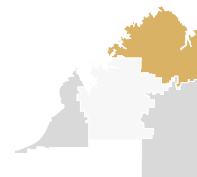
Residential building approvals (no.)



Value of residential approvals (\$)



Source: ABS Data Explorer



RENTAL MARKET

(KUNUNURRA)

KEY STATISTICS



12

Dwellings leased
Jan – March 2023



\$505 / week

Median weekly rent
Jan – March 2023



5.6%

1-year increase in median
weekly rent
Q1 2022 and Q1 2023



21.7%

3-year increase in median
weekly rent
Q1 2020 and Q1 2023



15

Median days to lease
Jan – March 2023

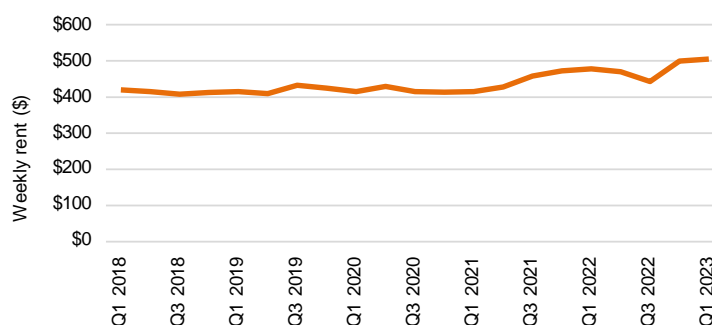


0.0%

Vacancy rate
March 2023

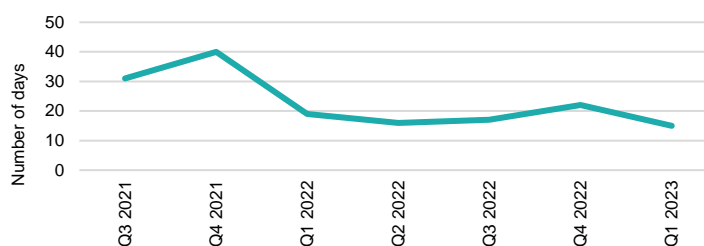
RENTAL MARKET TRENDS

Median weekly rent 2018-2023



Source: Pricerfinder

Median days to lease Q3 2021- Q1 2023



Source: Pricerfinder

RENTAL SOURCES

Rentals	Dwellings	Proportion of rental stock
Rented through real estate agent	202	18%
Rented through person not in same household	186	17%
Rented from Department of Communities	276	25%
Rented through community housing provider	79	7%
Rented from other landlord type	360	33%

Source: ABS Census 2021

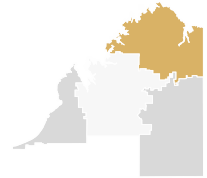
RENTAL MARKET SUMMARY

MEDIAN WEEKLY RENTS – Q1 2023

Median rent by bedroom	House	Unit
1 bed	-	-
2 bed	-	\$380
3 bed	\$560	-
4 bed	\$600	-

Source: Pricerfinder

Note: This data reflects the price of rental listings in Q1 2023. Low numbers of listings were experienced for all rental stock and the price listed may not reflect the typical price for this rental product. Some geographies and dwelling categories recorded no rental listings in quarter of interest and have rents marked '-'.
-



HOUSING AFFORDABILITY (KUNUNURRA)

KEY STATISTICS



\$1,153 / week

Median total personal income
ABS Census 2021



\$2,091 / week

Median income per household
ABS Census 2021



\$2,019 / month

Median monthly mortgage
ABS Census 2021



\$505 / week

Median weekly rent
Jan-Mar 2023
Pricefinder



\$259 / week

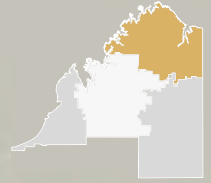
Maximum GROH rent
High level 3-bedroom residence
GROH tenant rent calculator



\$160 / week

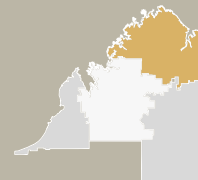
Public Housing rent
2 adults/2children on Centrelink
3-bedroom residence
Source: Department of Communities





WYNDHAM PROFILE





WYNDHAM PROFILE

TOWN PROFILE

Wyndham is WA's most northern town, located on the Cambridge Gulf in the Shire of Wyndham-East Kimberley. Wyndham has an estimated 800 residents, nearly the same as a decade ago.

As the gateway port for the East Kimberley, Wyndham port is the town's major private sector employer and a stopover for cruise ships. Imports include fuel, fertiliser and general freight, while exports include cattle, corn and other mining and agricultural commodities.

Wyndham is also a service centre for people living in nearby Aboriginal communities and pastoral properties. Key industries supporting economic activity in the town are pastoral, mining, tourism and human services.

HOUSING OVERVIEW

Wyndham's total residential housing stock is estimated at 377 dwellings, nearly all of which are detached or semi-detached houses. The WA Government is the dominant market participant, owning 46% of the town's housing stock. With only around half of the housing stock in the private market, rentals are often hard to come by, which is reflected in the current rental vacancy rate of 0.4%. There are often lengthy periods of time with no private rentals available at all.

Property values in Wyndham have fallen since a peak in 2012-13, and remain persistently very low. The 10-year median house price is only \$80,000, and few properties are ever listed above \$200,000. The low values reflect the age and condition of much of the housing stock, including asbestos construction, as well as the limited economic activity in town and low sales demand. Many homeowners in Wyndham are long-time residents who have paid off mortgages entirely, reflected in the Kimberley's highest percentage of homes owned outright – 34%.

Nearly all private rentals in Wyndham are arranged directly with the property owner (not through a real estate agent), which means data on rental affordability is not reliably available, outside the Census with its known limitations.

Investment in new housing stock in Wyndham has been very limited in the past decade. Extremely low property valuations is a major inhibitor for any new private construction in town. In 2023-24, four new social housing residences are to be constructed.

Anecdotal evidence suggests a substantial number of Wyndham's dwellings are deteriorating and in need of major maintenance or replacement.



\$70,000

Median house price
March 2022-23



- 56.5%

10-year median house price growth rate
March 2013-23



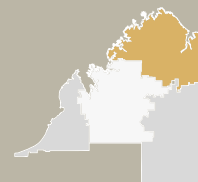
45.9%

WA State government
owned housing stock

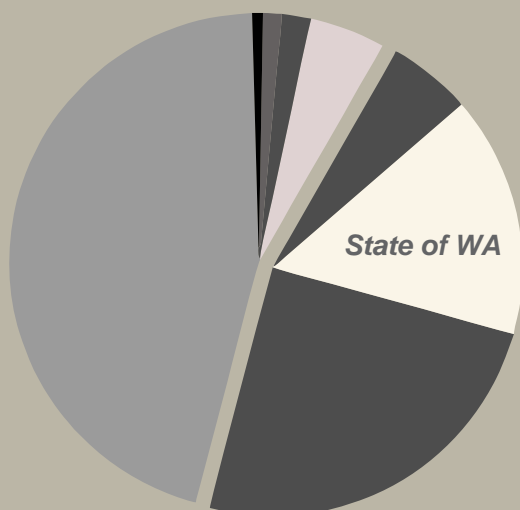


\$1,213 / week

Median income per household
ABS Census 2021

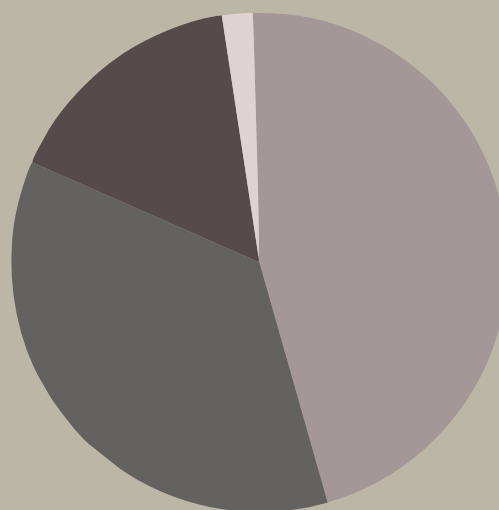


Housing ownership



Individuals	45.6%
Private companies	4.9%
Aboriginal Corps/Organisations	1.9%
Shire of Wyndham-East Kimberley	1.2%
Religious Organisations	0.7%
State of WA	
Other	24.8%
Housing Authority	15.7%
GROH	5.4%

Rental sources



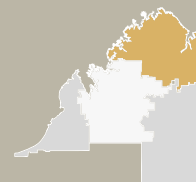
Rented through friends/families/others	86
Rented through Dept of Communities	67
Rented through community housing provider	31
Rented through real estate agent	3

FORWARD OUTLOOK

There are two significant construction projects that may occur in the coming 24 months: the Wyndham boat ramp foreshore redevelopment, and Wyndham Port first port of entry infrastructure. While these will generate a welcome boost in construction activity in Wyndham, they are not of a scale that would substantially affect housing demand.

In the medium- to long-term, a boom in resources exploration and development projects across the East Kimberley may lead to a steep change in port usage, including base metals, cotton, rare earths, ammonia, fertilizer, vanadium, titanium, iron ore, and intensification of beef and horticultural products. Several of these projects are also investigating the development of refineries and other facilities at Wyndham. Port usage and especially value-add facilities are likely to increase housing demand substantially.

Current low levels of investment mean Wyndham would not be prepared to accommodate an increase in the workforce that would accompany a significant increase in port utilisation. Reliance on “drive-in, drive-out” workers from Kununurra would be a suboptimal outcome, but appears at least possible unless amenity and housing quality in Wyndham can be improved.



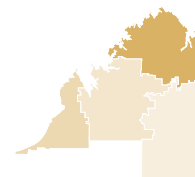
	Underway
	In development (funding committed)
	In development

MAJOR PROJECTS

Project	Details	Timing	Workforce impact	Housing impact
Wyndham Boat Ramp Foreshore Redevelopment Facility Shire of Wyndham East Kimberley	Value: \$12.5m Improve boat launching; provide additional parking	TBC	Construction: 10 jobs Long term: 1 jobs	1 accommodation dwelling
First Port of Entry Status and Infrastructure Kimberley Ports Authority	Value: \$12m capital investment in two stages to support First Port of Entry container and Break bulk trade	Tranche 1 2024 Tranche 2 pending demand	Construction: number of jobs unknown Once built it will support an ongoing increase in employment at Wyndham port by 20%	Longer term ongoing steady employment in Wyndham may increase the demand for private dwellings
Port intensification	Resource exploration and development projects may lead to an increase in port usage. Several of these projects are investigating the development of refineries and other facilities at Wyndham.	Medium- to long-term	Various	Port usage and especially value-add facilities would likely increase housing demand substantially.

HOUSING DEVELOPMENTS

No current housing developments proposed.



HOUSING STOCK (WYNDHAM)

KEY STATISTICS



800
Total population
ERP 2021



34%
Dwellings owned outright
ABS Census 2021



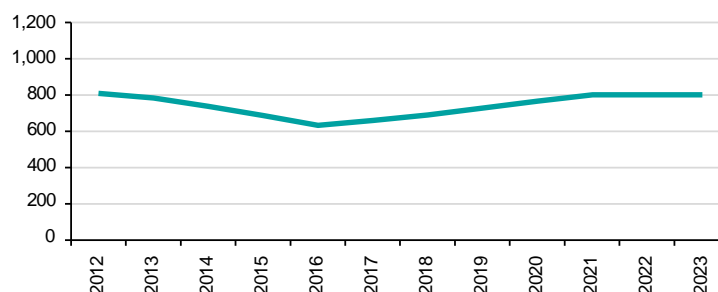
6%
Dwellings owned with a mortgage
ABS Census 2021



53%
Dwellings rented
ABS Census 2021

POPULATION AND HOUSING TRENDS

Total population - ERP to June 2022



Source: ABS Census 2021

Note: ERP figures for each year reflect the estimated resident population for the 12-months ending June of the corresponding year

HOUSING TRENDS

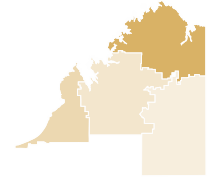
Housing attribute	Houses	Units/ apartments
Total dwellings	367	10
Proportion of total stock	97%	3%
Change in dwellings 2016- 2021	+ 90	- 24
Proportion of change	+ 32%	- 71%

Source: ABS Census 2021

DWELLING STRUCTURE BY NUMBER OF BEDROOMS

Dwelling type	1 bed	2 bed	3 bed	4 bed	5 bed +	Total
House	25	60	129	33	3	256
Unit	3	5	0	0	0	6
Other / not stated	31	5	9	4	12	44

Source: ABS Census 2021



PRIVATE MARKET SALES (WYNDHAM)

KEY STATISTICS



\$70,000

Median house price
March 2022-23



+ 66.7%

1-year median house
price growth rate
March 2022-23



Median unit price
March 2022-23
No captured sales



1-year median unit price
growth rate
March 2022-2023
No captured sales



\$90,000

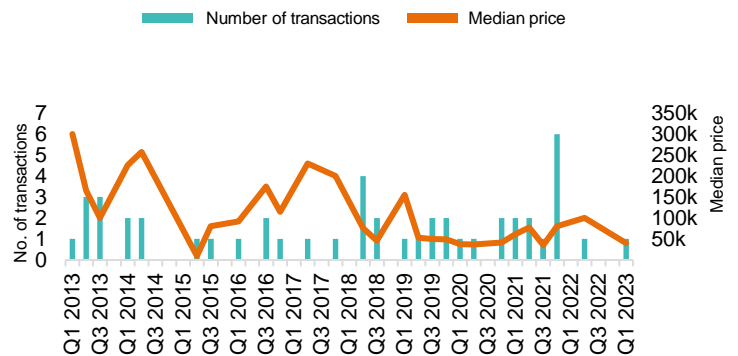
Median vacant land price
March 2022-2023



1-year median vacant land
price growth rate
March 2022-2023
No captured sales

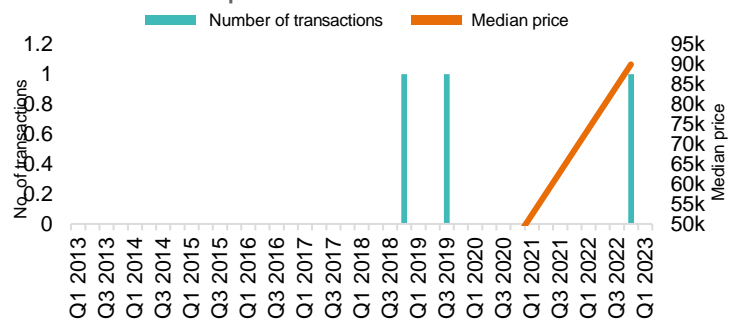
RESIDENTIAL MARKET TRENDS 2013 - 2023

House prices / transactions

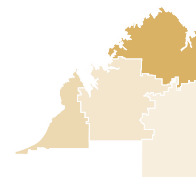


Source: Landgate, Urbis

Vacant residential land prices / transactions



Source: Landgate, Urbis



PRIVATE MARKET SALES (cont) (WYNDHAM)

KEY STATISTICS



1

Property transaction
Jan – March 2023



No data

Average discount on listing price
Jan – March 2023



No data

Average days to sell
Jan – March 2023

RESIDENTIAL MARKET SUMMARY

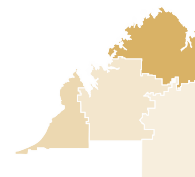
Sales summary	House	Unit	Vacant land
Median price	\$70,000	-	\$90,000
10-year average	\$80,000	-	\$20,000
Variation from avg. price	-12.5%	-	350.0%
Number of transactions	2	-	1

Price growth	House	Unit	Vacant land
1-year (March 2022-2023)	66.7%	-	-
3-year (March 2020-2023)	122.2%	-	30.0%
5-year (March 2018-2023)	-53.5%	-	-
10-year (March 2013-2023)	-56.5%	-	33.3%

Median price by bedroom – Q1 2023	House	Unit
1 bed	-	-
2 bed	-	-
3 bed	\$40,000	-
4 bed+	-	-
Overall	\$40,000	-

Source: Pricerfinder, Urbis

* This is the compound annual growth rate over the specified period (year to March 2023 versus year to March of comparison year)



GROH AND PUBLIC HOUSING

(WYNDHAM)

KEY STATISTICS



10% (owned/leased)

Dwellings are GROH
Department of Communities



28%

Dwellings are Public
Housing
ABS Census 2021



38

GROH
Dwelling stock

SUBSIDISED HOUSING

GOVERNMENT REGIONAL OFFICER HOUSING (GROH)

Dwelling type	Additional supply required
1 bedroom	-
2 bedroom	-
3 bedroom	-
4+ bedroom	2
Total	2

Source: Department of Communities, at 30 June 2023 *

PUBLIC HOUSING WAIT LIST



26

applications



48

to be
housed



9

Priority applications



20

people to
be housed

PUBLIC HOUSING STOCK FOR THE SHIRE OF WYNDHAM-EAST KIMBERLEY - AT 30 JUNE 2023

Dwelling type	Occupied	Returning voids	Not-returning voids	Other use	Total
Singles - 1	27	1	-	-	28
Singles - 2	3	-	-	-	3
Seniors - 1	3	16	-	-	19
Seniors - 2	3	-	-	-	3
Family - 2	109	8	-	4	121
Family - 3	193	14	1	3	211
Family - 4	26	4	-	-	30
Family - 5	1	-	-	-	1
Family - 6+	1	-	-	-	1
LGA total	366	43	1	7	417

Source: Department of Communities

Note: The public housing stock for the Shire of Wyndham-East Kimberley includes the following towns: Kununurra and Wyndham.

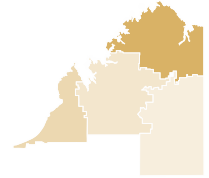
* Additional supply numbers are based on client agency workforce planning. They do not represent actual government employees waiting on housing and are a mix of historical and future demand. Client agency needs are fluid and can change on a daily basis.

** Other use: include externally managed properties and tenancies.

*** Returning voids: properties are void (vacant) and will undergo maintenance repairs to make available and relet to a public housing applicant.

**** Not-returning voids: properties are void and have been earmarked for a purpose other than re-letting. Properties will not be 'returned' to public housing stock until further assessment.

***** Data does not include 'Sub Management Type' Community Housing and GROH (Government Regional Officer's Housing).



RESIDENTIAL BUILDING APPROVALS

KUNUNURRA SA2
INCLUDES KUNUNURRA AND WYNDHAM

KEY STATISTICS



13

New houses approved
2022



\$5.4m

Total value of residential building
approved
2022

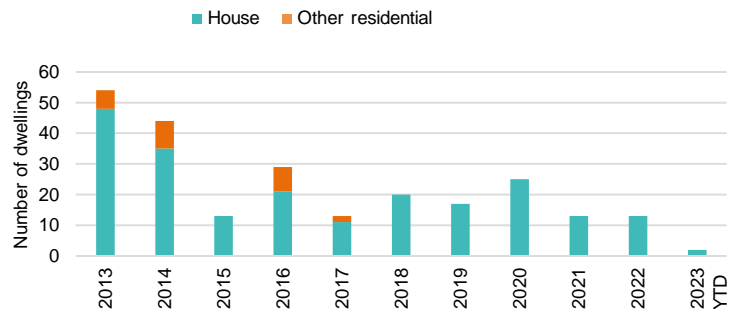


\$4.03m

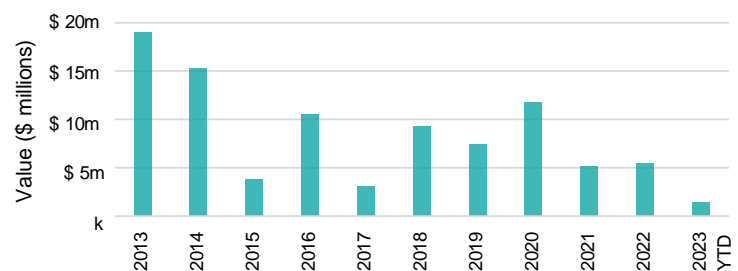
Total value of non-residential
building approved
2022

RESIDENTIAL BUILDING APPROVALS 2013 - 2023

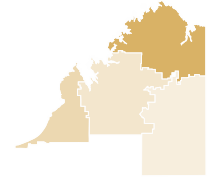
Residential building approvals (no.)



Value of residential approvals (\$)



Source: ABS Data Explorer



HOUSING AFFORDABILITY (WYNDHAM)

KEY STATISTICS



\$586 / week

Median total personal income
ABS Census 2021



\$1,213 / week

Median income per household
ABS Census 2021



\$1,224 / month

Median monthly mortgage
ABS Census 2021



\$150 / week

Median weekly rent
ABS Census 2021



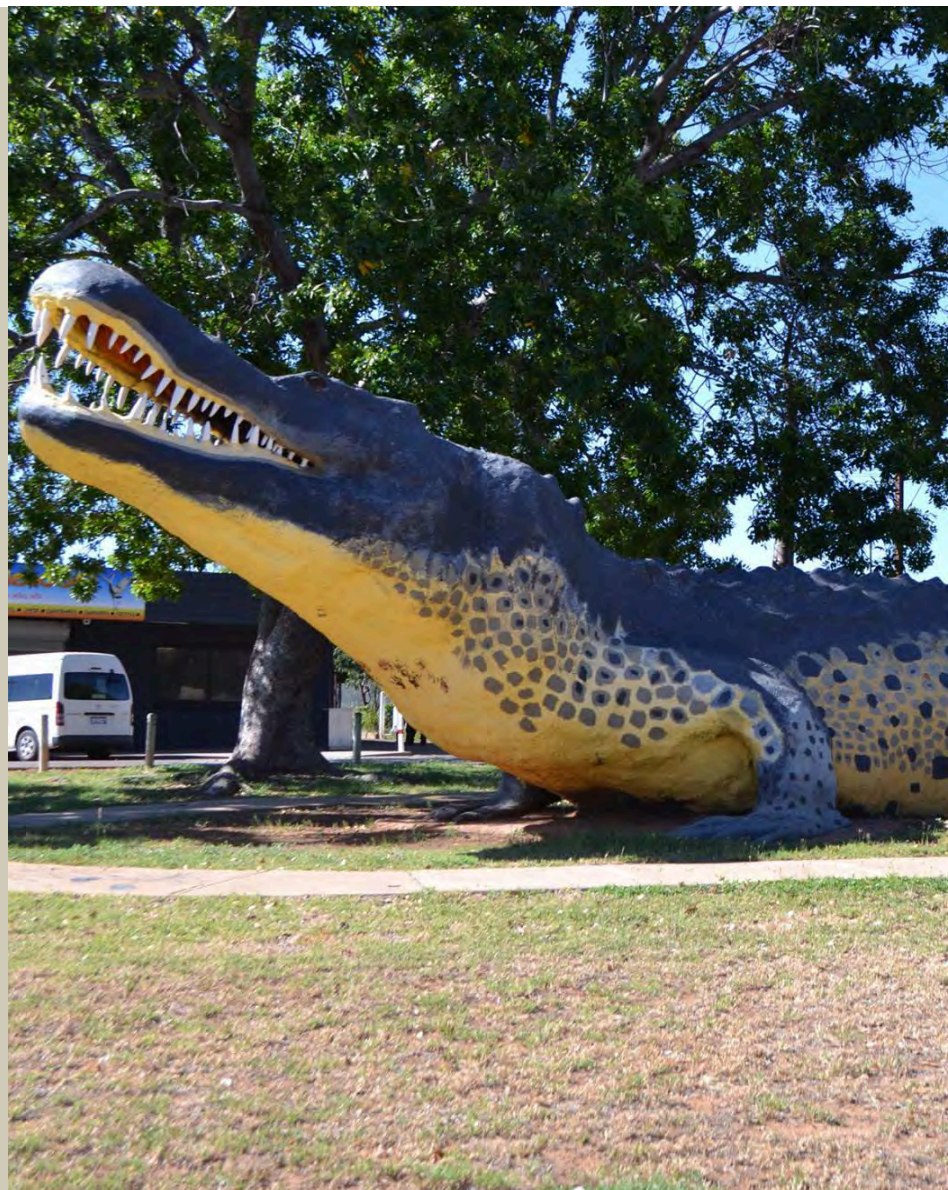
\$230 / week

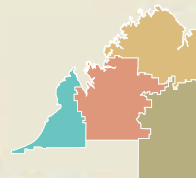
Maximum GROH rent
High level 3-bedroom residence
GROH rent calculator



\$160 / week

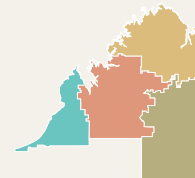
Public housing rent
2 adults/2 children on Centrelink
3-bedroom residence
Source: Department of Communities





REMOTE COMMUNITIES COMBINED PROFILE





REMOTE COMMUNITIES COMBINED PROFILE

There are 163 remote communities and 18 town reserves across the Kimberley region (DPLH 2022), with housing and population data available for 74 of these. These communities span an area with nearly 50 different language groups. Collectively the population is estimated at 7,124 residents (ERP 2022) within 1,890 dwellings, a net increase of 156 dwellings since 2011 (Department of Communities).

Census population data has well-known methodological shortcomings in remote areas with large Aboriginal populations. At the 2021 census, the ABS estimated that as much as 17.4% of the Aboriginal population was not counted.

These are partly corrected in Estimated Resident Population (ERP) counts. Where there is access to ERP figures they have been used. Where there is no access to new figures, we have applied a proportional allocation based on the 2021 census.

Growth in the number of dwellings has been shown for remote communities and town reserves across all local

government areas except Wyndham-East Kimberley, which showed a net loss of 62 dwellings. While the dwellings have increased over this time period, the number of remote communities has decreased as several have closed with residents relocated.

The remote communities located within Broome LGA showed the strongest growth, with an additional 60 dwellings built since 2011. It is notable that two communities were closed over this time period.

The need for more and adequate housing is even more severe for Indigenous communities. Indigenous people are over-represented in national homelessness figures¹ and homelessness rates in the Kimberley are nine times the WA average². Over 60% of those experiencing homelessness in the Kimberley and the Pilbara are staying in severely overcrowded dwellings². A 2022 Kimberley Community Legal Service report on housing included “service providers reported that many of their clients lived in three-bedroom houses with up to ten other occupants”³.

¹ Memmott, P., Lansbury, N., Go-Sam, C., Nash, D., Redmond, A., Barnes, S., . . . Frank, P. (2022). Aboriginal Social Housing in Remote Australia: Crowded, unrepaired and raising the risk of infectious diseases. *Global Discourse*, 12(2), 255-284.

² Shelter WA. (March 2021). *Unlock Housing, Heat Map Summary – Homelessness and Housing Stress 2021*, 3 -5.

³ Dudley, G. (2022). *Stuck in the Heat: Lived Experiences of Public Housing Tenants in the Kimberley*, Kimberley Community Legal Services (KCLS).



Broome LGA

6 remote communities

1,422 residents
(ERP 2022)

384 dwellings (2022)

+60 dwellings since 2011



Derby-West Kimberley LGA

**10 town reserves
24 remote communities**

3,195 residents
(ERP 2022)

798 dwellings (2022)

+140 dwellings since 2011



Halls Creek LGA

**3 town reserves
13 remote communities**

1,949 residents
(ERP 2022)

463 dwellings (2022)

+18 dwellings since 2011



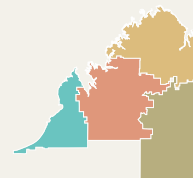
Wyndham-East Kimberley LGA

**3 town reserves
15 remote communities**

558 residents
(ERP 2022)

245 dwellings (2022)

-62 dwellings since 2011



REMOTE COMMUNITIES HOUSING STOCK

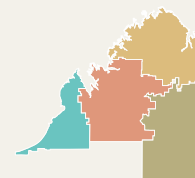
SHIRE OF BROOME Remote community

	Type	Population (ERP 2022)	Dwellings June 2022	Dwellings June 2011	Change in dwellings
Bidyadanga	Remote community	560	137	84	53
Ardyaloon (Bardi)	Remote community	328	94	71	23
Beagle Bay	Remote community	311	83	76	7
Djarindjin	Remote community	223	48	46	2
Lombadina	Remote community		16	20	-4
Bobieding	Remote community	Not available (n/a)	6	5	1
Mallingbarr – community closed, all residents relocated				11	-11
Nillir Irbanjin – community closed, all residents relocated				11	-11
Totals		1,422	384	324	60

SHIRE OF HALLS CREEK Remote community

	Type	Population (ERP 2022)	Dwellings June 2022	Dwellings June 2011	Change in dwellings
Wirrimanu (Balgo)	Remote community	494	100	79	21
Warmun	Remote community	469	81	76	5
Mindibungu (MG) (Billiluna)	Remote community	204	57	69	-12
Ringer Soak (Kundat Djaru)	Remote community	145	44	51	-7
Mulan	Remote community	127	39	35	4
Lundja (Red Hill)	Town reserve (Halls Creek)	290	16	10	6
Mardiwah Loop	Town reserve (Halls Creek)		33	33	0
Yiyili	Remote community	n/a	23	22	1
Lamboo Gunian (Koongie Park)	Remote community	n/a	15	13	2
Kupartiya	Remote community	64	11	13	-2
Ngumpan	Remote community	n/a	10	10	0
Nicholson Block	Town reserve (Halls Creek)	156	10	9	1
Moongardie	Remote community	n/a	8	6	2
Pullout Springs (Girriyoowa)	Remote community	n/a	8	9	-1
Ganinyi	Remote community	n/a	5	7	-2
Mimbi	Remote community	n/a	3	3	0
Yardgee		n/a			0
Totals		1,949	463	445	18

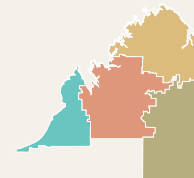
KIMBERLEY RESIDENTIAL HOUSING AND LAND SNAPSHOT



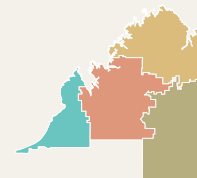
SHIRE OF DERBY-WEST KIMBERLEY

Remote community	Type	Population (ERP 2022)	Dwellings June 2022	Dwellings June 2011	Change in dwellings
Bidan (Bedunburru)		n/a	-	1	
Budulah	Town reserve (Derby)		-	3	
Djimung Nguda	Town reserve (Derby)	92	3	3	0
Karmulinunga	Town reserve (Derby)		12	12	0
Bulanjarr		n/a	-	2	
Djilimbardi		n/a	-	4	
Windjingayr		n/a	-	2	
Looma	Remote community	472	105	63	42
Yungngora (Noonkanbah)	Remote community	495	88	57	31
Mowanjum	Town reserve (Derby)	269	76	64	12
Junjuwa	Town reserve (Fitzroy Crossing)	248	71	68	3
Bayulu	Remote community	344	68	45	23
Wangkatjunga	Remote community	260	55	39	16
Pandanus Park (Yurmulun)	Remote community	94	31	24	7
Kurnangki	Town reserve (Fitzroy Crossing)		30	24	6
Parukupan (Loanbun)	Town reserve (Fitzroy Crossing)	214	4	4	0
Mindi Rardi	Town reserve (Fitzroy Crossing)		18	14	4
Muludja	Remote community	199	30	22	8
Yakanarra	Remote community	132	25	29	-4
Kupungarri (Mt Barnett)	Remote community	59	19	22	-3
Djugerari	Remote community	44	17	17	0
Joy Springs (Eight Mile)	Remote community	96	17	13	4
Ngalingkadji (Chestnut Bore)	Remote community	n/a	14	13	1
Kadjina	Remote community	n/a	13	15	-2
Gilaroong / Gillarong	Remote community	n/a	10	8	2
Bungardi (Munmarul)	Town reserve (Fitzroy Crossing)		9	4	5
Burawa	Town reserve (Fitzroy Crossing)	141	8	15	-7
DarIngunaya	Town reserve (Fitzroy Crossing)		14	14	0
Imintji	Remote community	n/a	8	12	-4
Jimbalakudunj	Remote community	n/a	8	8	0
Bawoorrooga		n/a	7	1	6
Ngurtuwarda	Remote community	n/a	7	7	0
Galeru Gorge	Remote community	n/a	6	7	-1
Karnparmi (Melon Hole)	Remote community	n/a	5	7	-2
Cockatoo Springs (Ngunulum)	Remote community	n/a	4	4	0
Kandiwal	Remote community	n/a	4	4	0
Tirranlintji	Remote community	n/a	4	4	0
Yulumbu	Remote community	n/a	4	4	0
Biridu	Remote community	n/a	3	8	-5
Galamunda	Remote community	n/a	1	3	-2
Jarlmadangah Buru (Nyikina Mangala)		36			0
Mingalkalka		n/a			0
Ngarantjadu		n/a			0
Totals		3,195	798	670	140

KIMBERLEY RESIDENTIAL HOUSING AND LAND SNAPSHOT



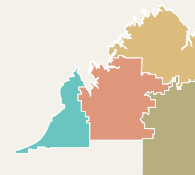
SHIRE OF WYNDHAM-EAST KIMBERLEY Remote community	Type	Population (ERP 2022)	Dwellings June 2022	Dwellings June 2011	Change in dwellings
Dingo Springs		n/a	-	3	
Kalumburu	Remote community	370	79	74	5
Mirima	Town reserve (Kununurra)	123	30	30	0
Nulleywah	Town reserve (Kununurra)	65	19	26	-7
Woolah (Doon Doon)	Remote community	n/a	17	17	0
Ngallagunda	Remote community	n/a	14	15	-1
Guda Guda	Remote community	n/a	13	13	0
Mandangala (Glen Hill)	Remote community	n/a	12	19	-7
Koorabye (Ngalapita)	Remote community	n/a	11	12	-1
Warrayu	Town reserve (Wyndham)	n/a	10	10	0
Dodnun	Remote community	n/a	9	9	0
Emu Creek (Gulgagulaneng)	Remote community	n/a	9	6	3
Molly Springs	Remote community	n/a	6	6	0
Four Mile	Remote community	n/a	4	3	1
Mud Springs (Wijilawarrin)	Remote community	n/a	4	5	-1
Yirralalem	Remote community	n/a	3	4	-1
Galburang	Remote community	n/a	2	1	1
Munthanmar	Remote community	n/a	2	1	1
Hollow Springs (Woolgerberleng)	Remote community	n/a	1	3	-2
Darlu Darlu		n/a		3	-3
Goose Hill		n/a		2	-2
Oombulgurri – community closed and all residents relocated		n/a		35	-35
Wuggubun		n/a	n/a	8	-8
Munmarul		n/a		1	-1
Rocky Springs		n/a		1	-1
Yirimalay		n/a		3	-3
Totals		558	245	310	-62



DATA SOURCES

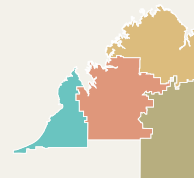
The table below lists the key data sources used to inform this report. Other data sources used in the commentary of this report have been referred to in the report text.

Population data	ERP data sourced from the ABS.
Dwelling sales volumes and prices	Data sourced from Landgate. Landgate is Western Australia's land information authority. Sales and price data is based on settled sales data as reported to Landgate.
Vendor discounting, average days to sell	Data sourced from Pricerfinder.
Median rents, dwellings leased, median days to lease	Data sourced from Domain, based on dwelling listings recorded by Domain.
Dwellings listed and rental vacancy rate	Sourced from SQM Research, based on SQM Research's monitoring of properties listed on major listing websites against the established dwelling volume as of the 2021 ABS census.
Building approvals	Building approvals sourced from the Australian Bureau of Statistics. Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities.
Average household characteristics, income, mortgage repayments	Data sourced from the ABS Census for 2021.
Tenure and landlord type	Data sourced from the ABS Census for 2021.
GROH and Social housing data	Data sourced from Department of Communities at 30 June 2023.
Overcrowding	<p>Australian Social Policy Association: Remote housing for Indigenous children in the Fitzroy Valley, Western Australia: a Case Study. 2022 Alfred M. Dockery and Erika Sykes.</p> <p>Closing the Gap targets and outcomes. www.closingthegap.gov.au/national-agreement/targets</p> <p>Australian Institute of Health and Welfare: Aboriginal and Torres Strait Islander Health Performance Framework: Summary report 2023 (www.indigenoushpf.gov.au)</p>



DEFINITIONS

Community Housing	Housing administered by an authorised entity (either a Community Organisation, or an Indigenous Community Housing Organisation (ICHO)). The central managing organisation oversees tenancy arrangements, rent collection, and performs house maintenance. Community housing is a common approach to housing in remote and rural communities.
GEHA	Government Employees' Housing Authority (now referred to as GROH).
GROH	Government Regional Officer Housing (formally known as Government Employees' Housing Authority). Government Regional Officer Housing (GROH) is provided to eligible regional officers employed from out of the region who do not own a property in or within 50 kilometres of the town they are working in. This is a centralised subsidy scheme with some agencies offering additional subsidies for eligible regional officers to attract skill sets from metropolitan areas to regional areas to ensure the provision of government services to regional areas is comparable to those in the metropolitan area.
Housing stock	Housing stock describes the total number of dwellings.
Ownership	Ownership describes who owns dwellings and vacant land.
Public Housing	Housing owned and managed by the State (in contrast to community housing which is owned and managed by an authorised community entity). Public housing is provided to eligible households and rent is calculated at 25% of gross assessable household income, up to a maximum rental value.
Statistical Area Level 2 (SA2)	SA2 is a medium-sized general purpose area built up from multiple Statistical Area Level 1 (SA1) regions. Their purpose is to represent a community that interacts together socially and economically. For example, Broome SA2 includes the suburbs of Bilingurr, Broome, Cable Beach and Djugun.
Social Housing	Social housing includes public housing directly managed by the Department of Communities, assets managed by regional service providers (and owned by Department of Communities) and transitional housing.
Tenure	Tenure describes whether a dwelling is owned outright, with a mortgage or rented.
Transitional Housing	Temporary housing for individuals that serves as an intermediary point for individuals attempting to find gainful employment and move along the housing continuum.
Utilisation	Utilisation describes whether a property is owner occupied or tenanted within the private market, GROH or social housing.



APPENDIX ONE – HOUSING SUMMARY LEGEND

The Housing Summary traffic light system has been based on the following indicators.

INDICATOR			
Rental Vacancy Rate	<1.7%	1.7% - 2.5%	=>2.5% represents a balanced market (REIWA)
Median Weekly Rent	> +10% of Perth metro	+/- 10% of Perth metro	< -10% of Perth metro
Change in median weekly rent	>10%	7.5% - 10%	<7.5%
Median price	> +10% of Perth metro	+/- 10% of Perth metro	< -10% of Perth metro
Median income per household per week	> +10% of Perth metro	+/- 10% of Perth metro	< -10% of Perth metro
Dwelling supply	< -10% of Perth metro	+/- 10% of Perth metro	> +10% of Perth metro

