



HOUSING THE REGIONS:

INSIGHTS AND LESSONS FOR THE WHEATBELT

WHEATBELT FUTURES FORUM
1ST MAY 2024



A LITTLE ABOUT US



OUR SERVICES

DESIGN
ECONOMICS
ENGAGEMENT
FUTURE STATE
HERITAGE
INVESTMENT MANAGEMENT
PLANNING
POLICY
RESEARCH
TRANSACTIONS
VALUATIONS
TRANSPORT ADVISORY



700
Brightest
Minds



8 offices
Australia &
Singapore

OUR SECTORS

COMMERCIAL
EDUCATION
ENERGY & RENEWABLES
GOVERNMENT
HEALTH & AGED CARE
INDUSTRIAL
INFRASTRUCTURE
MIXED USE
RESIDENTIAL
RETAIL
TELECOMMUNICATIONS
TOURISM & LEISURE

**WE SHAPE CITIES
AND COMMUNITIES
FOR A BETTER FUTURE**

QUESTIONS TO CONSIDER

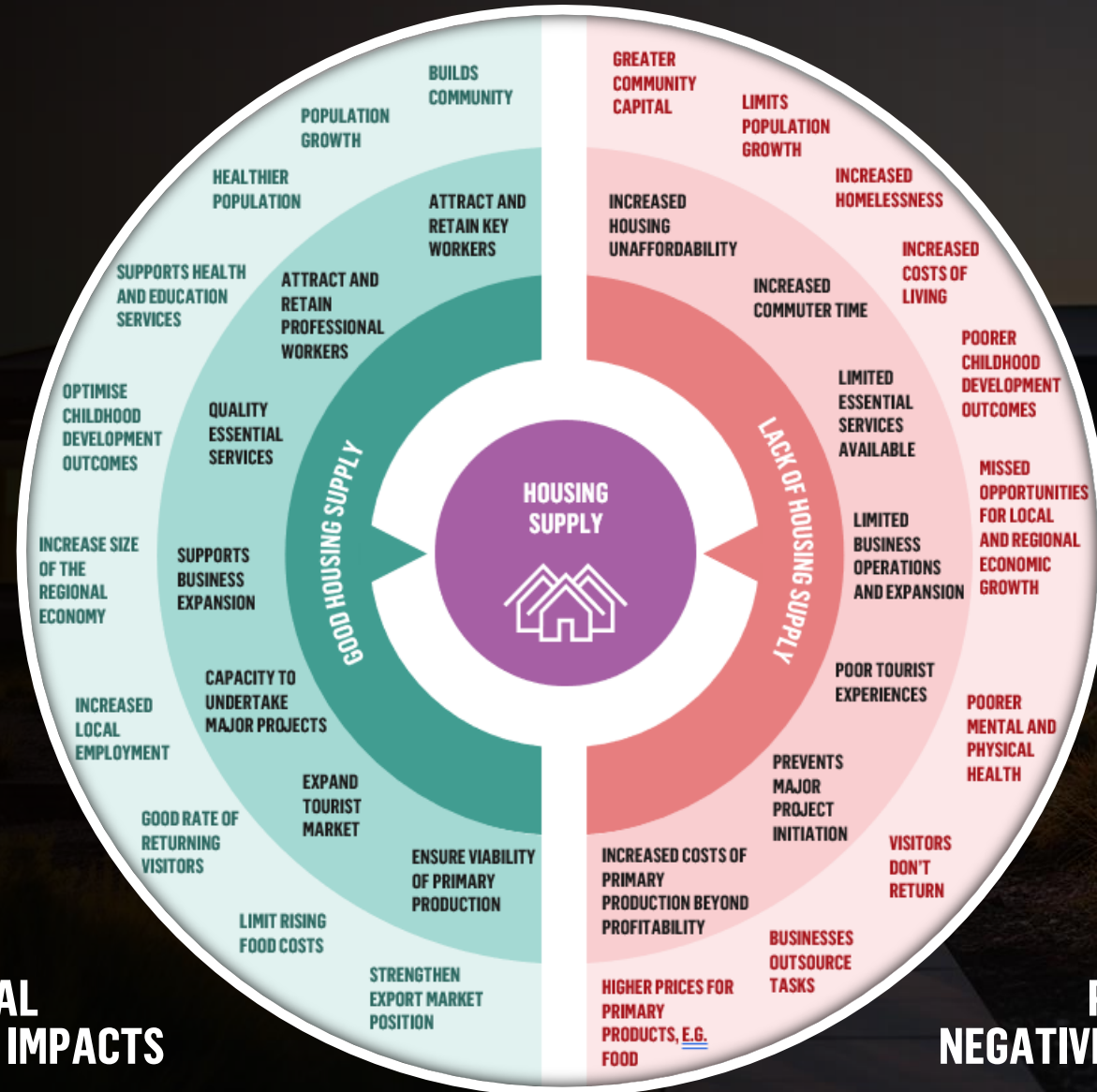
Why is housing everyone's business?

What is the current state of housing in the Wheatbelt?

What roles do we play to deliver housing?

What do we stand to gain from taking action?

WHY HOUSING UNDERSTANDING THE IMPACTS OF HOUSING SUPPLY...



**POTENTIAL
POSITIVE IMPACTS**

**POTENTIAL
NEGATIVE IMPACTS**

WHY HOUSING HOUSING SHORTAGES IMPACT PEOPLE AND COMMUNITIES

Housing provides more than just shelter.



Lack of secure housing negatively impacts:



FINANCIAL SECURITY



**PHYSICAL AND MENTAL
HEALTH / WELLBEING**



**NEED FOR SOCIAL
SERVICES ASSISTANCE**



CRIMINALITY



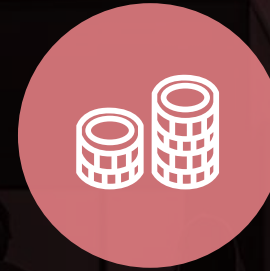
QUALITY OF LIFE

WHY HOUSING HOUSING SHORTAGES IMPACT THE ECONOMY

Housing shortages have significant social and economic consequences.



In regional areas, these impacts are even more significant as they can result in a complete lack of some services, and affect the whole economy.



HIGH LABOUR COSTS



**INCREASED STAFF
TURNOVER**



**REDUCED LIVING
STANDARDS**



**LOST BUSINESS
OPPORTUNITIES**



**COSTS OF EXTENDED
COMMUTING**

There are far-reaching costs to government if sufficient housing is not provided.

WHY HOUSING HOUSING SHORTAGES CREATE COSTS FOR GOVERNMENT



**BUSINESS FAILURE IN
REGIONAL AREAS**



**LONG-TERM MULTI-
GENERATIONAL
DISADVANTAGE**



**DEMAND FOR CRISIS
ACCOMMODATION**



**INCREASED
USE OF SOCIAL
SERVICES**



**INCREASED USE
OF JUSTICE
SYSTEM**



**REDUCED
EMPLOYMENT
RATES**

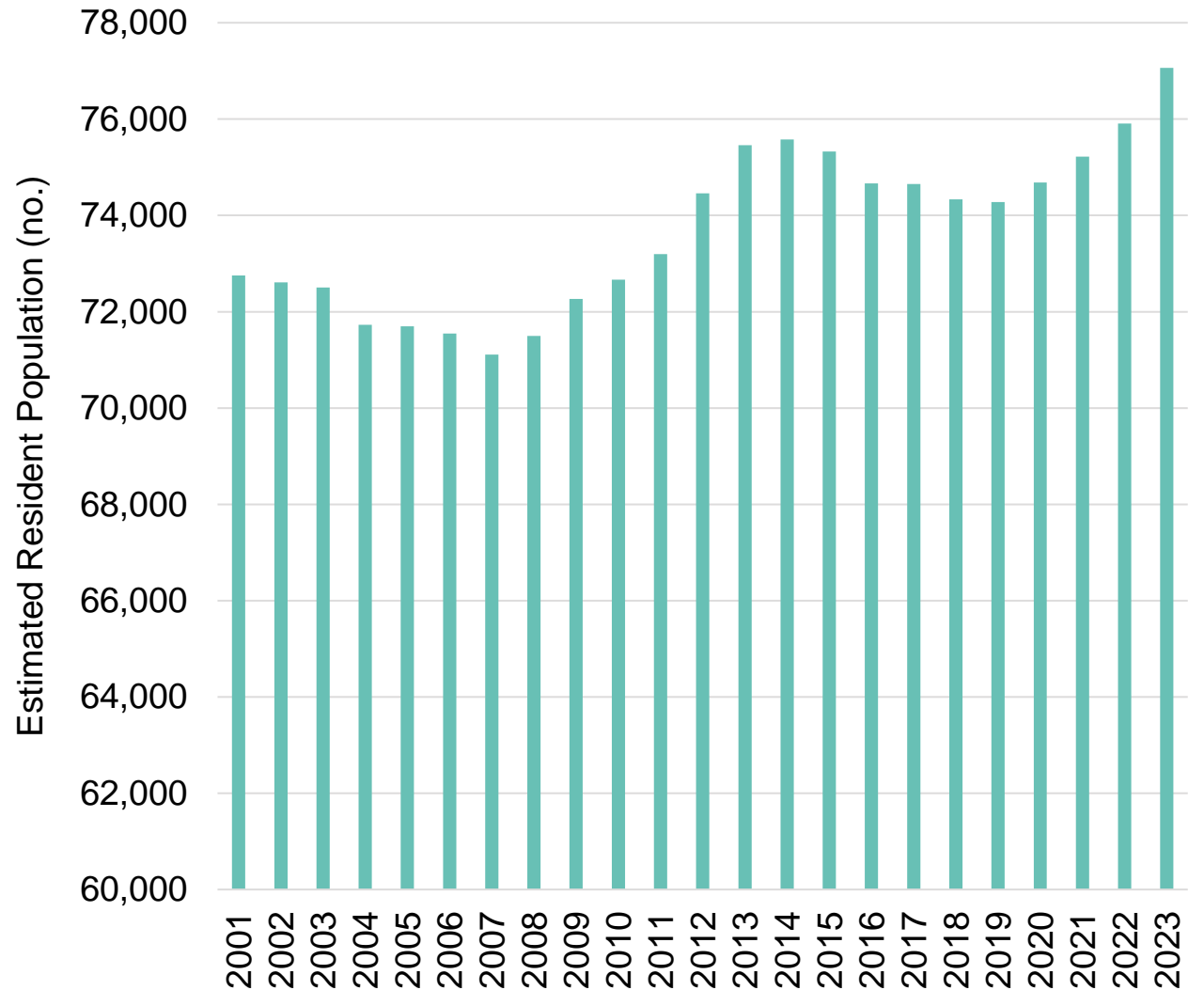


**INCREASED HOSPITAL
ADMISSIONS AND
LENGTH OF STAY**

SETTING THE SCENE PEOPLE ARE MOVING INTO THE WHEATBELT



Estimated Resident Population, Wheatbelt

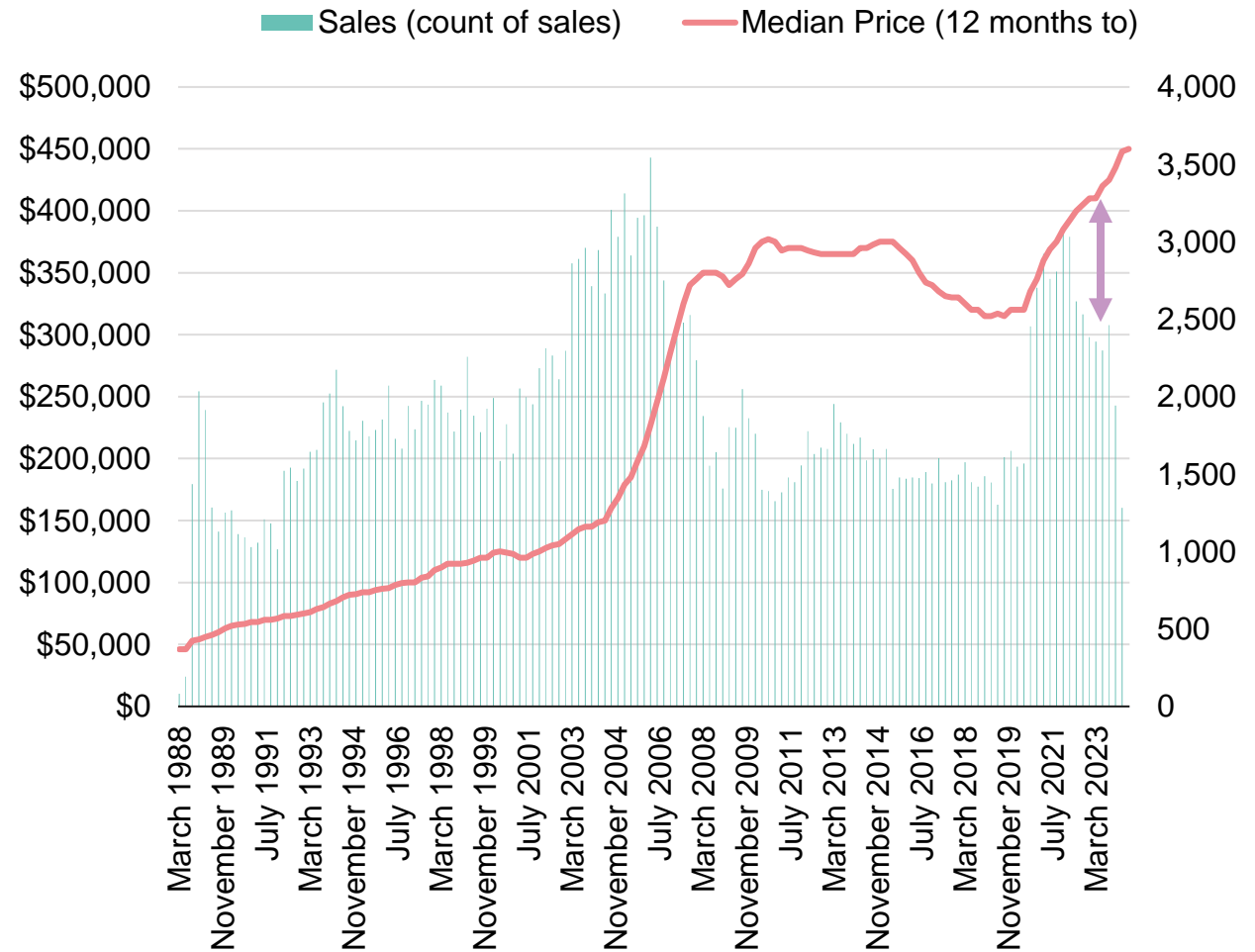


Source: ABS

SETTING THE SCENE HOUSING MARKET IN REGIONAL WA



House Sales Volume and Median Price, Regional WA

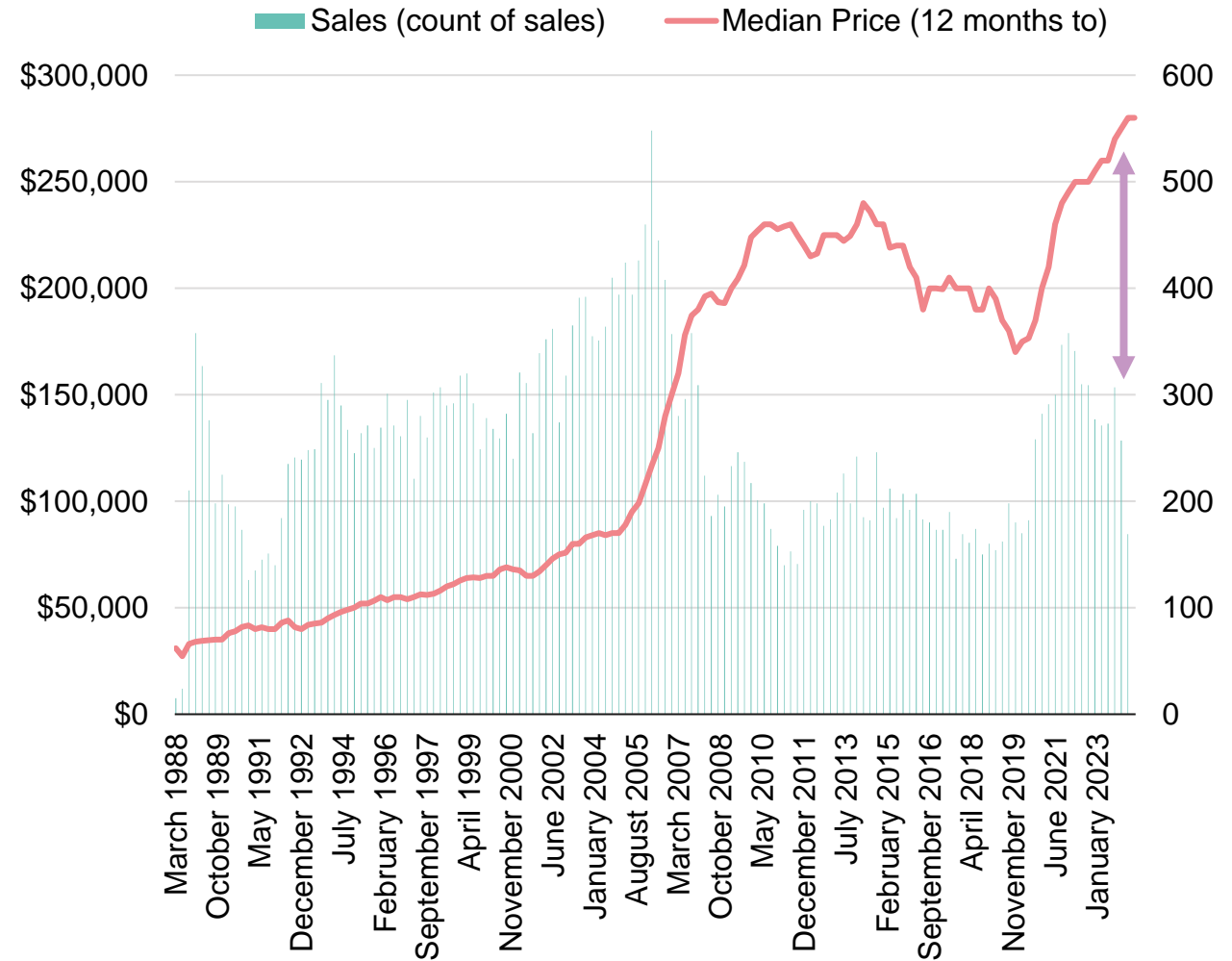


Source: Landgate

SETTING THE SCENE THE WHEATBELT'S HOUSING MARKET



House Sales Volume and Median Price, Wheatbelt



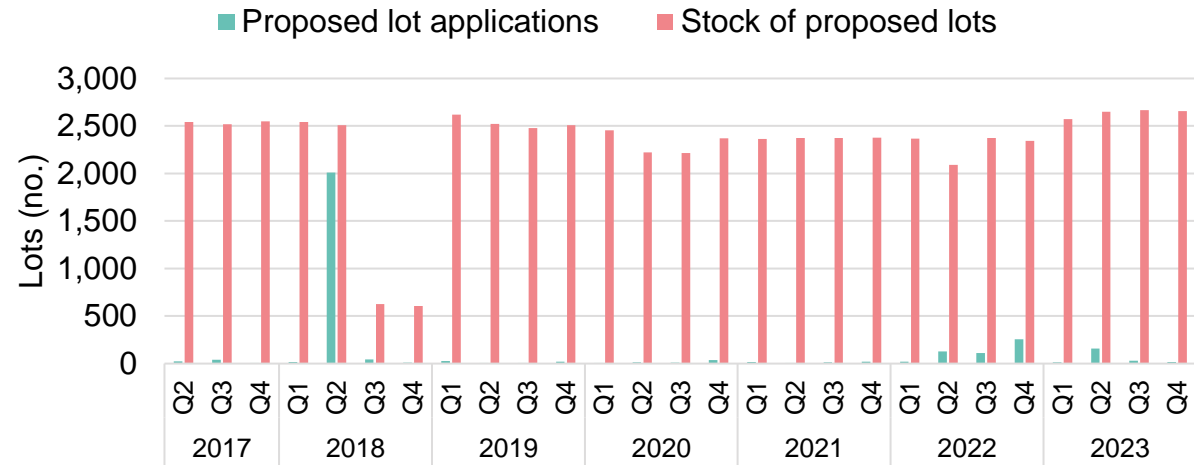
Source: Landgate

SETTING THE SCENE

PIPELINE OF DWELLING SUPPLY IS NOT ROBUST

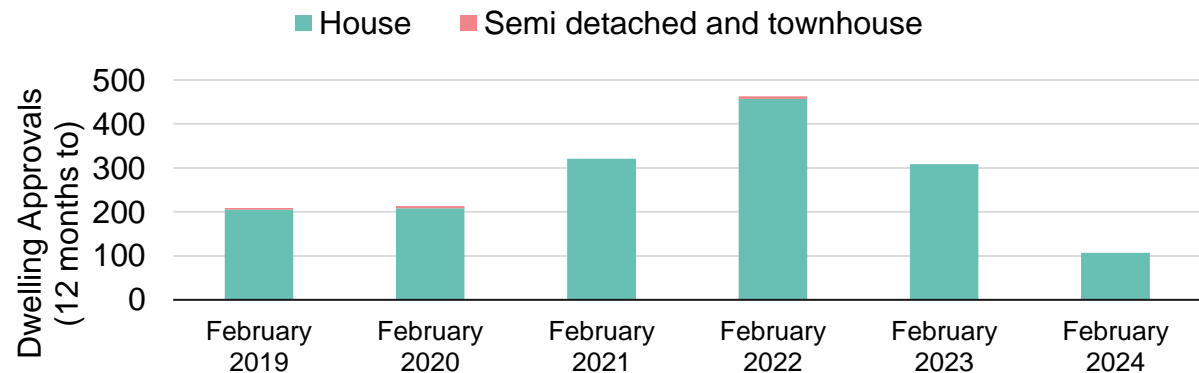


Subdivision Approvals, Wheatbelt



Source: Department of Planning, Lands and Heritage (DPLH)

New Dwelling Approvals, Wheatbelt



Source: ABS

SETTING THE SCENE INPUTS TO HOUSING CONSTRUCTION HAVE INCREASED RAPIDLY OVER THE LAST **FOUR YEARS**



19%

road freight transport nationally

38%

timber, board and joinery

31%

cement products

57%

steel products

29%

plumbing products

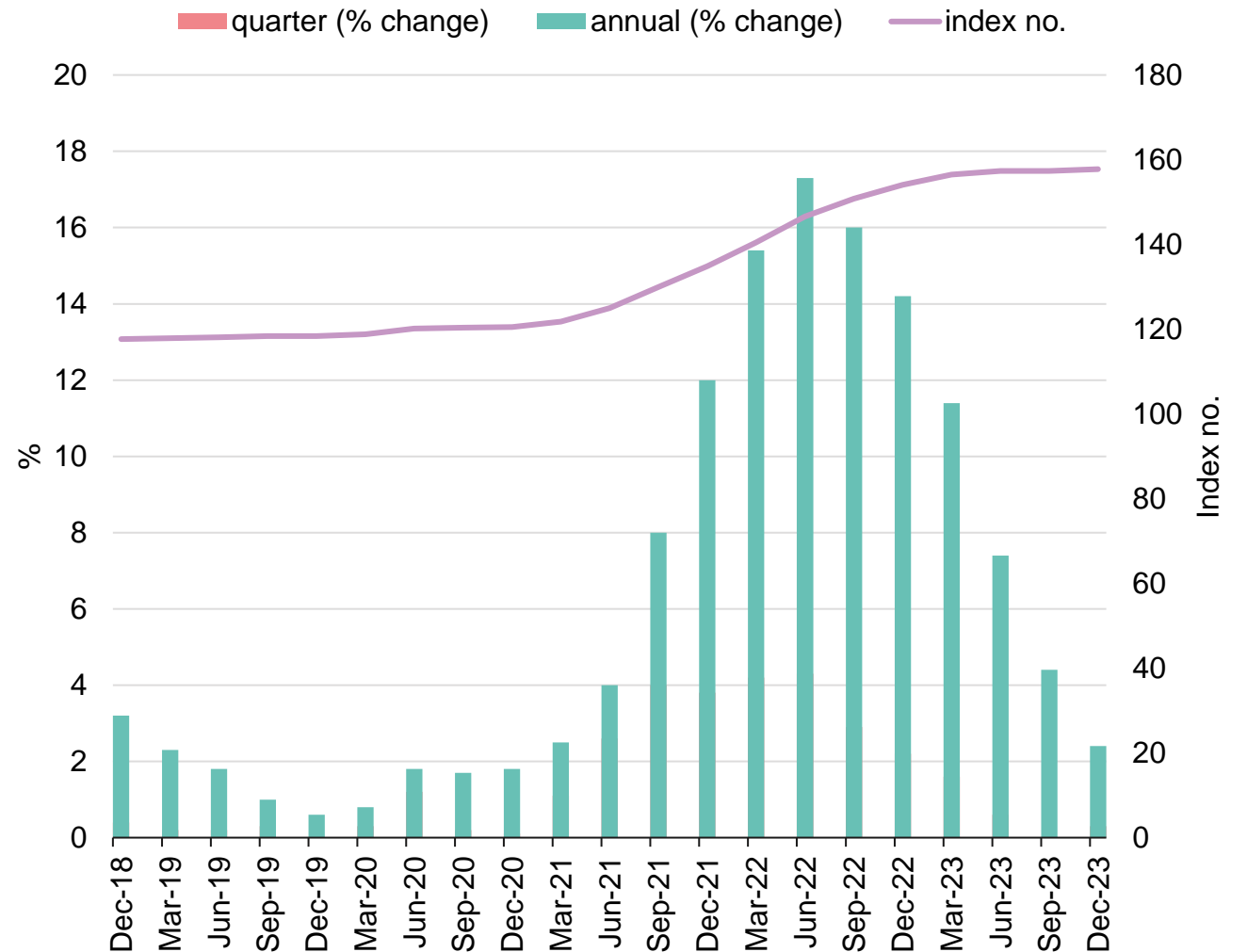
Figures shown are December 2023 versus December 2019 price index for Perth (with road freight transport an exception).

Source: ABS

SETTING THE SCENE

DATA SHOWS THAT CONSTRUCTION COST INCREASES ARE BEGINNING TO MODERATE

Producer Price Index – Inputs to house construction, Australia



Source: ABS

SETTING THE SCENE CHALLENGES TO THE PROVISION OF ADEQUATE HOUSING



DELIVERY OF NEW HOUSING

- Elevated construction costs
- Supply chain delays
- Limited availability of labour
- Infrastructure availability and capacity
- Land availability




RENTAL MARKET

- Tightening market
- Short-term accommodation competition
- Increase in demand for worker housing



RESIDENTIAL MARKET

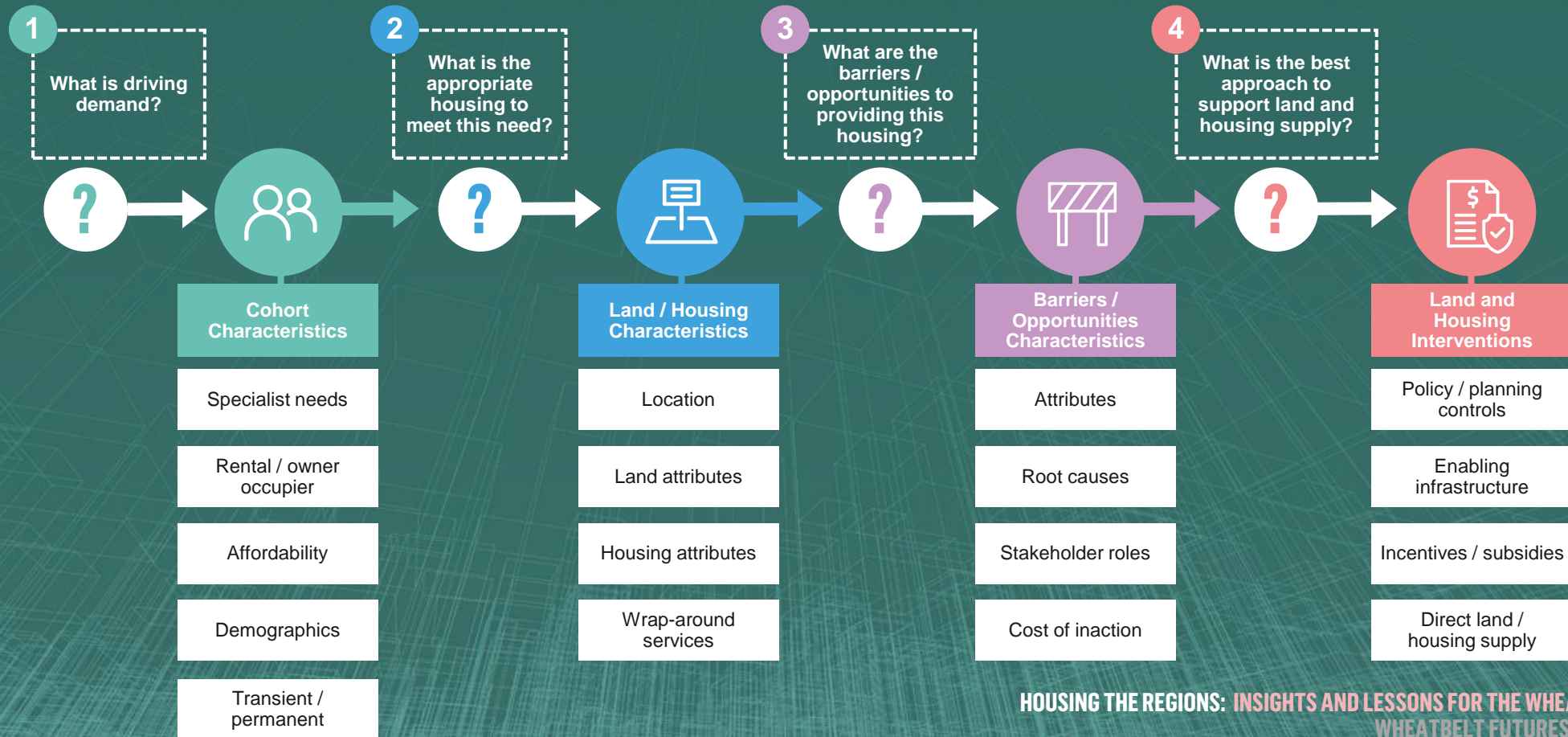
- Historical population and property market decline
- Declining housing quality and ageing stock

A family consisting of a man, a woman, and a child are walking away from the camera on a paved path. They are heading towards a modern, single-story house with large windows and a flat roof. The scene is set at dusk or dawn, with a soft, dim light. The house has a minimalist design with dark frames around the windows. The path is made of large, light-colored tiles. The overall mood is serene and contemplative.

COMPLEX PROBLEMS REQUIRE COMPLEX SOLUTIONS.

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HOW TO HELP A SUGGESTED FRAMEWORK...



HOW TO HELP THE ROLE OF GOVERNMENT



**Policy Controls &
Information Development**



Enabling Infrastructure



Direct Investment



Incentives / Subsidies

What policy measures and information can be used to incentivise and remove barriers to development of land and housing?

What key infrastructure can be delivered, and in what timeframe, to encourage land and housing investment?

Where can government directly invest in land and housing and who should it partner with?

What incentives or subsidies can be applied to encourage land and housing development by private investors / land owners?

HOW TO HELP UNDERSTANDING HOUSING TYPOLOGIES AND LAND DEVELOPMENT



THE WHY THE BENEFITS OF COLLECTIVE ACTION...



**MAJOR INVESTMENT
ATTRACTION**



**INCREASED FINANCIAL
SECURITY**



**IMPROVED PHYSICAL AND
MENTAL HEALTH /
WELLBEING**



**REDUCED PRESSURE ON
SOCIAL / AT-RISK SERVICES**



**STAFF RETENTION AND
ATTRACTION**



**IMPROVED BUSINESS
VIABILITY AND GROWTH**



**IMPROVED RESILIENCE AND
SUSTAINABILITY**



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