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Alan George

## TO THE HOUSEHOLDER

### 4WDL KEY WORKER HOUSING SURVEY – UNOCCUPIED PROPERTIES

The 4WDL group of Local Government Authorities (LGAs) includes the Shires of Wagin, West Arthur, Williams, Woodanilling, Dumbleyung, and Lake Grace. Through the 4WDL, scoping work has commenced to investigate opportunities to increase the stock of *Key Worker Housing* located across all of the six (6) Shires. To assist in building a case for investment, significant investigative effort has been carried out to better understand the demand for worker housing versus current supply including market conditions. This data and intelligence gathering process is vital to identify the supply gaps and possible investment solutions, including the potential for government intervention via grant or loan funding assistance.

One of the key sources of data has been through the Australian Bureau of Statistics (ABS) using recently released 2021 Census information. The following table shows Occupied and Unoccupied Dwellings by LGA in 2021:

Indicators	Dumbleyung (LGA)	Lake Grace (LGA)	Wagin (LGA)	West Arthur (LGA)	Williams (LGA)	Woodanilling (LGA)	4WDL area
Population	681	1265	1761	773	1021	448	5949
Total Dwellings	339	743	886	376	503	221	3068
Household size	2.3	2.4	2.2	2.2	2.4	2.1	2.3
Occupied	81%	70%	85%	88%	80%	77%	80%
<b>Unoccupied</b>	<b>19%</b>	<b>30%</b>	<b>15%</b>	<b>12%</b>	<b>20%</b>	<b>23%</b>	<b>20%</b>

This information also highlights the percentage number of 'Unoccupied Dwellings'. The 4WDL group of LGA's is keen to understand what makes up these percentages across each of the six (6) Shires. A short survey has been produced (as follows) to seek this information. We would be very grateful if everyone could complete and return this survey as soon as possible, preferably by **no later than COB Friday 24<sup>th</sup> February 2023**. Although we are seeking people to include their property details, please be assured that all personal information will remain confidential and be aggregated (totalled) to try and reconcile with each of the Unoccupied Dwelling percentages across the six Shires.

This information will be vital to 4WDL as work continues to establish a business case for investment. Unless we can find a way to explain why we have Unoccupied Dwellings, any request for State or Federal Government funding could be rejected on the basis that we should use existing housing infrastructure first. The six (6) Shires suspect that a significant

quantum of this percentage is possibly abandoned farming properties and/or decommissioned or derelict urban (townsite) properties. Your survey response(s) should provide much needed clarity to resolve this uncertainty.

**Survey Question 1:** How many housing properties (not including your own home that you currently live in) do you either own or have under your direct control in the Shire of Lake Grace?

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**Survey Question 2** Are any of these properties untenanted or unused/unoccupied (Yes/No)?

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**Survey Question 3** If yes to question 2 above, how many are there?

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**Survey Question 4** If yes to question 2 above, for each property, what are the main reason(s) for these properties being unoccupied? Please list each property by their location / address as follows:

Property 1

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Property 2

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Property 3

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Property 4

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Others

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Description	Property 1	Property 2	Property 3	Property 4
Abandoned property due to age and deterioration				
Property is available, but unable to find suitable tenants				
Property is usable, but not interested in being tenanted				
Others (please list below)				

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**Survey Question 5** Are you aware of any other unoccupied or abandoned properties in the Shire of Lake Grace **(Yes/No)**?

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**Survey Question 6** If **yes** to Question 5 above, please provide the exact or indicative locations of these properties as follows:

Property 1

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Property 2

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Property 3

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Property 4

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Others

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Please include your details as follows:

Name:

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Mobile / Telephone No.:

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Email Address:

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Please submit your responses either by email to [ea@lakegrace.wa.gov.au](mailto:ea@lakegrace.wa.gov.au) or drop off to the Shire Administration building during normal business hours.

Thank you for completing this survey.

Yours sincerely



Alan George  
**CHIEF EXECUTIVE OFFICER**

23 January 2023  
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