

# 4WDL CONSULTING SCOPE OF WORKS – WORKER HOUSING ANALYSIS

## 4WDL VROC

Comprising Shires of  
Wagin, West Arthur,  
Williams, Woodanilling,  
Dumbleyung and  
Lake Grace



## BACKGROUND

4WDL is a Voluntary Regional Organisation of Councils (VROC) comprising the Shires of Wagin, West Arthur, Williams, Woodanilling, Dumbleyung and Lake Grace. 4WDL has identified a critical shortage of suitable worker housing, which is impacting the ability of the private and public sector to attract and retain skilled workers and their families in the region. Whilst the region continues to experience economic growth (economic output value grew by 3.8% in the agricultural industry; 42.8% in the mining industry; and 22.2% in the manufacturing industry in the Wheatbelt South between 2018 and 2020<sup>1</sup>), limited capital gains and lending restriction over the past 10 years has impacted the construction of new houses. This has resulted in an increasing reliance in drive-in-drive-out workers and the need for accommodation investment. To support the identification of investment models to meet the current and future regional worker housing needs, 4WDL has partnered with the Wheatbelt Development Commission (WDC) to undertake an analysis of housing demand to consider how the current housing stock is being utilized and identify what is the current and future demand for housing in the region.

## PROJECT AND SCOPE

4WDL is seeking to suitably qualified consultant to undertake the following:

- Analysis of the current housing demand (private and public sector; rental and buying).
  - Benchmark of the current land and housing availability (rental and buying) and trend analysis over the past 15 years.
  - Assessment of how the current housing stock is being utilized and identification of areas of under-utilization.
  - Assessment of forward housing demand across the private and public sector and housing infrastructure requirements.
  - Analysis of different lease and purchase models and identification of the preferred model(s) for the private and public sector.
  - Analysis of the cost of housing and land development for different styles of housing.
  - Analysis of various investment models (including rental returns) and identification of preferred model(s) to meet future housing demand.
  - Recommendations on options to stimulate housing development and investment.
- The successful consultant will work with the Shires to obtain housing demand data.

## DELIVERABLES

The consultant is required to deliver to the satisfaction of 4WDL:

1. A Housing Demand Analysis report.
2. An executive summary report highlighting key findings, an analysis and recommendations.
3. A 7-10 slide PowerPoint presentation on the key findings and recommendations.

## Budget

The notional budget allocated to undertake this consulting task is \$20,000 (plus GST).

## Timeframe

The analysis and submission of final deliverables is required by Friday 17<sup>th</sup> June 2022.

## Assessment process

Concise proposals outlining the consultant's background, previous experience, and capability to complete this task, and proposed methodology are to be submitted by no later than COB Friday, 8<sup>th</sup> April 2022 to:

Chief Executive Officer  
Shire of Dumbleyung  
PO Box 99  
Dumbleyung WA 6350  
Or via email to [ceo@dumbleyung.wa.gov.au](mailto:ceo@dumbleyung.wa.gov.au)

Further enquiries may be directed to Shire of Dumbleyung CEO, Gavin Treasure on 9863 4012.