

GOVERNMENT REGIONAL OFFICERS' HOUSING — VACANCIES

901. Hon Dr Brad Pettitt to the Leader of the House representing the Minister for Housing:

- (1) How many Government Regional Officer Housing (GROH) properties does the Department of Communities administer for each of the regions?
- (2) For each region, how many GROH properties are currently vacant, and for how long have they been vacant?
- (3) For each region, what was the average vacancy time of GROH properties in the financial year 2021–2022?
- (4) For each region, what was the longest period a GROH property was vacant in 2021–2022?

Hon Sue Ellery replied:

- (1) As at 30 August 2022, there were 5,012 properties in the Government Regional Officer Housing (GROH) portfolio across the State, located in the following regions:

| Region | Properties |
|------------------|--------------|
| North Metro | 1 |
| South Metro | 29 |
| East Metro | 2 |
| Great Southern | 263 |
| Southwest | 215 |
| Goldfields | 786 |
| Midwest/Gascoyne | 575 |
| Pilbara | 1348 |
| West Kimberley | 800 |
| East Kimberley | 418 |
| Wheatbelt | 575 |
| Total | 5,012 |

- (2) As at 30 August 2022, there were 596 vacant GROH properties across the State. Of these, 472 were allocated to client agencies for recruitment and staffing requirements and 124 were unallocated. Allocated and unallocated vacant properties by regions are provided in the table below:

| Region | Allocated Vacant | Unallocated Vacant | Total |
|------------------|------------------|--------------------|------------|
| North Metro | — | 1 | 1 |
| South Metro | 5 | 2 | 7 |
| East Metro | — | — | — |
| Great Southern | 34 | 2 | 36 |
| Southwest | 17 | 3 | 20 |
| Goldfields | 75 | 21 | 96 |
| Midwest/Gascoyne | 72 | 12 | 84 |
| Pilbara | 102 | 40 | 142 |
| West Kimberley | 62 | 14 | 76 |
| East Kimberley | 39 | 8 | 47 |
| Wheatbelt | 66 | 21 | 87 |
| Total | 472 | 124 | 596 |

- (3)–(4) Allocated vacant properties by length of time vacant

| Region | Vacant 0–3 months | Vacant 3–6 months | Vacant 6–12 months | Vacant 12+ months |
|--------|----------------------|----------------------|-----------------------|----------------------|
|--------|----------------------|----------------------|-----------------------|----------------------|

| | | | | |
|------------------|------------|-----------|-----------|-----------|
| North Metro | – | – | – | – |
| South Metro | 2 | 2 | 1 | – |
| East Metro | – | – | – | – |
| Great Southern | 13 | 12 | 6 | 3 |
| Southwest | 11 | 3 | 3 | – |
| Goldfields | 32 | 13 | 11 | 19 |
| Midwest/Gascoyne | 39 | 12 | 15 | 6 |
| Pilbara | 62 | 23 | 9 | 8 |
| West Kimberley | 43 | 12 | 6 | 1 |
| East Kimberley | 22 | 7 | 8 | 2 |
| Wheatbelt | 28 | 12 | 12 | 14 |
| Total | 252 | 96 | 71 | 53 |

Short term vacancies of allocated properties are expected due to staff change overs or agencies recruitment. Of the allocated vacant properties, a total of 252 have been vacant for less than three months.

The Department of Communities monitors vacancies of allocated properties and may reallocate properties to other client agencies if the dwelling has been vacant for more than six months.

Unallocated vacant properties by length of time vacant

| Region | Vacant 0–3 months | Vacant 3–6 months | Vacant 6–12 months | Vacant 12+ months |
|------------------|----------------------|----------------------|-----------------------|----------------------|
| North Metro | – | – | – | 1 |
| South Metro | – | – | – | 2 |
| East Metro | – | – | – | – |
| Great Southern | – | – | – | 2 |
| Southwest | – | – | – | 3 |
| Goldfields | – | 1 | – | 20 |
| Midwest/Gascoyne | 3 | 2 | 1 | 6 |
| Pilbara | 1 | – | 2 | 37 |
| West Kimberley | 5 | – | 1 | 8 |
| East Kimberley | – | 1 | 2 | 5 |
| Wheatbelt | – | 2 | 1 | 18 |
| Total | 9 | 6 | 7 | 102 |

The above unallocated properties may be vacant for a number of reasons, including new properties coming into the portfolio not yet assigned to a client agency, where public sector employees seek private housing rather than GROH; aged stock; stock poorly located in the district/town; the district/town being in decline due to economic factors resulting in lower demand; and, awaiting refurbishment or earmarked for redevelopment.

The Department of Communities assesses all vacant properties, including long-term vacant GROH properties with no demand from client agencies, with a view to bringing these properties back online as soon as possible. Where appropriate, GROH properties that no longer meet the requirements and demand of client agencies are being considered to be made available for clients on the public housing wait list.

In each region there are properties which are long term voids that have been vacant for significant periods, including for the whole of the 2021–22 financial year. These properties include those vacant due to being flagged for demolition due to condition, are legacy assets not suitable as residential tenancies, are properties located in very remote locations with limited demand, and properties pending or undergoing significant refurbishment.

