

Regional Housing Support Fund Business Plan



**Prepared in accordance with
section 3.59 of the Local
Government Act 1995**



**Business Plan
September 2026**

Introduction

The provision of suitable staff accommodation as a critical component of its Employee Value Proposition (EVP), directly impacting its ability to attract and retain key personnel.

The current staff housing portfolio, with an average construction year of 1982, requires significant revitalisation. Many properties are over forty years old and no longer meet modern executive standards or the diverse needs of Shire staff.

In August 2026 the State Government announced that the Shire had been successful in its application for grant funding as part of the Regional Housing Support Fund.

The Shire's application by in large would see the completion of the Staff Accommodation Strategy adopted by Council in July 2025. That Strategy involved the sale of existing housing stock and the construction of new modular dwellings.

Previously Council did not proceed with the Strategy because of the cost funding the gap between the sale of existing stock and the purchase of new stock. The Shire's Regional Housing Support Fund grant is intended to meet that gap.

As the Shire has already commenced with acquiring two of the six new modular homes contemplated by the Strategy, the Regional Housing Support Fund grant will meet the difference between the sale of four existing Shire properties and the purchase of four new modular homes on freehold land owned by the Shire.

Legislative basis

This Business Plan has been prepared in accordance with Section 3.59 of the *Local Government Act 1995* (WA). Section 3.59(2) requires a local government to prepare a business plan before entering into a "major land transaction" or a land transaction that is preparatory to a major land transaction.

A "land transaction" is defined as an agreement under which a local government is to acquire or dispose of an interest in land, or develop land. Such a transaction is classified as "major" if the total value of the consideration and anything done by the local government to achieve its purpose exceeds a prescribed amount.

The Shire of Wagin's Regional Housing Support Fund project the sale of existing stock and the construction of new modular homes. While the Shire does not intend to produce profit, over the course of the strategy's delivery the sale of land is anticipated to exceed the threshold where a business plan is required.

Section 3.59(3) stipulates that the business plan must include an overall assessment of the undertaking and provide details of:

- its expected effect on the provision of facilities and services by the local government
- its expected effect on other persons providing facilities and services in the district;
- its expected financial effect on the local government;
- its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and
- the ability of the local government to manage the undertaking or the performance of the transaction

Section 3.59(4) requires the local government to give Statewide public notice of the proposed transaction and the business plan, make the plan available for public inspection, publish it on the official website, and allow at least six weeks for public submissions.

The expected effect on the provision of facilities and services by the local government

The purpose of the staff accommodation strategy is to provide appropriate housing as part of the Shire's EVP that will enable the Shire to attract and retain key personnel.

This will have an indirect effect on the provision of public facilities and local government services through the improved ability to attract qualified and experienced personnel.

By modernising the housing stock, the Shire is better equipped to meet its obligations and strategic goals related to its workforce.

Implementing this plan will embed a more rigorous asset management approach to staff housing. This includes better planning for maintenance, renewal, and financial sustainability of these assets, which is a service the Shire provides to itself to ensure long-term operational capability.

The expected effect on other persons providing facilities and services in the district:

The implementation of the staff accommodation strategy is anticipated to have benefits for the community through local and regional builders, contractors, suppliers, and tradespeople, thereby stimulating local economic activity. It will also provide business for real estate and legal practitioners through the disposal of older Shire housing stock.

The sale of older Shire properties will add to the housing stock available for purchase in the general market, potentially benefiting private buyers.

The expected financial effect on the local government

The cost of the four modular homes is anticipated to be \$2,009,000.

The sale of the properties based on 2025 valuations is \$1,600,000.

The value of the State Government grant is \$400,900.

Accordingly, the renewal program should be cost neutral to the Shire.

The Shire's received quotes for the modular properties is below the anticipated figure, albeit there are exclusions which result in the figure being higher than initially costed.

At the same time the anticipated income from the sale of properties is estimated to be higher than the valuations obtained in 2025.

The expected effect on matters referred to in the local government's current plan prepared under section 5.56

The Shire's Strategic Community Plan sets out two themes to guide direction into the future:

- Building agriculture and support industries
- Supporting our community age, especially by aging in place.

The Staff Accommodation Strategy directly supports these strategic themes by strengthening the Shire's ability to attract and retain a capable workforce. Access to quality staff housing is a critical factor in recruiting professional, technical and management staff to regional communities. By providing modern accommodation, the Shire will be better placed to maintain the organisational capacity required to deliver services, infrastructure and initiatives that support the local agricultural sector and broader economic development objectives.

Accordingly, the proposed transaction is consistent with and supports the achievement of the objectives and outcomes identified in the Shire's Strategic Community Plan and associated corporate planning documents.

The ability of the local government to manage the undertaking or the performance of the transaction

The Shire recognises that the implementation of the staff accommodation strategy will require investment of time and resource. The Shire has commenced the construction of the two properties at Omdurman St and has learned from the experience preparing the Wagin Cottage Homes blocks.

An Advisory Group has been established to supplement the Shire's knowledge and experience.

Council has a key role in the oversight of delivering of the Strategy and with each budget determines whether to proceed on the planned course or amend the pathway.

Procurement will be conducted in strict accordance with the provisions of the *Local Government Act 1995*. This means that public tenders will be called for procurement that exceeds the \$250,000 and that purchases over \$100,000 will be resolved by Council in accordance with Council's purchasing policy.

Implementation of the accommodation strategy will be dependent on future decisions

How to comment

Comment on this Business Plan can be provided in writing to the Shire of Wagin at shire@wagin.wa.gov.au by **Friday, 6 November 2026**.