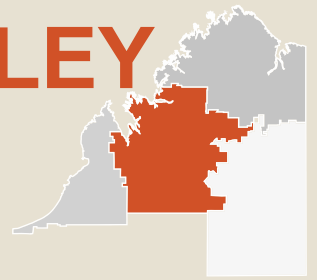


# DERBY – WEST KIMBERLEY HOUSING SNAPSHOT



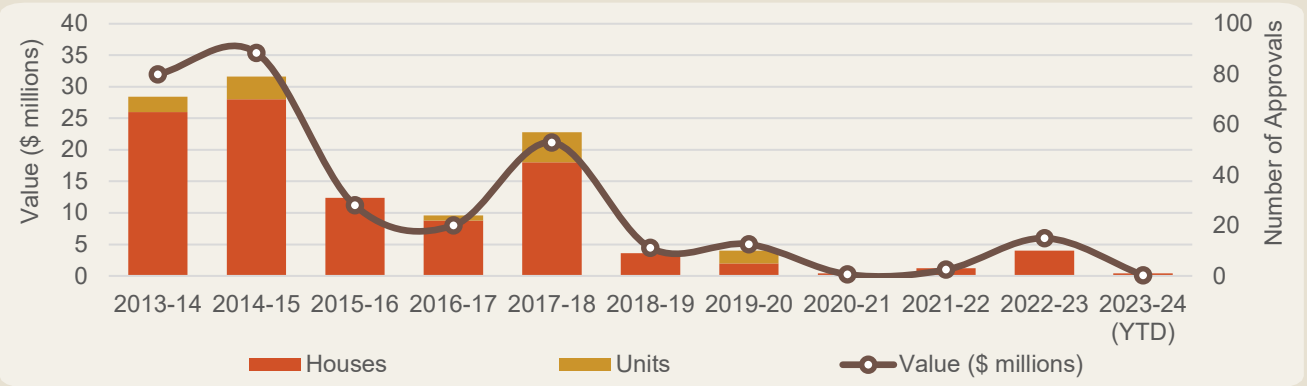
## RESIDENTIAL HOUSING STOCK

At July 1 2023, there were 1675 properties rated by the Shire of Derby West Kimberley as “general” rates. As the basis of the Shire’s rating system does not differentiate between residential and commercial properties, we are unable to identify how many of the general rated properties are residential dwellings. Residential housing stock presented below is based on the 2021 Census.

	DERBY		FITZROY CROSSING	
	Houses	Units	Houses	Units
Dwelling count	1,004	110	359	58
Proportion of all stock	90%	10%	86%	14%

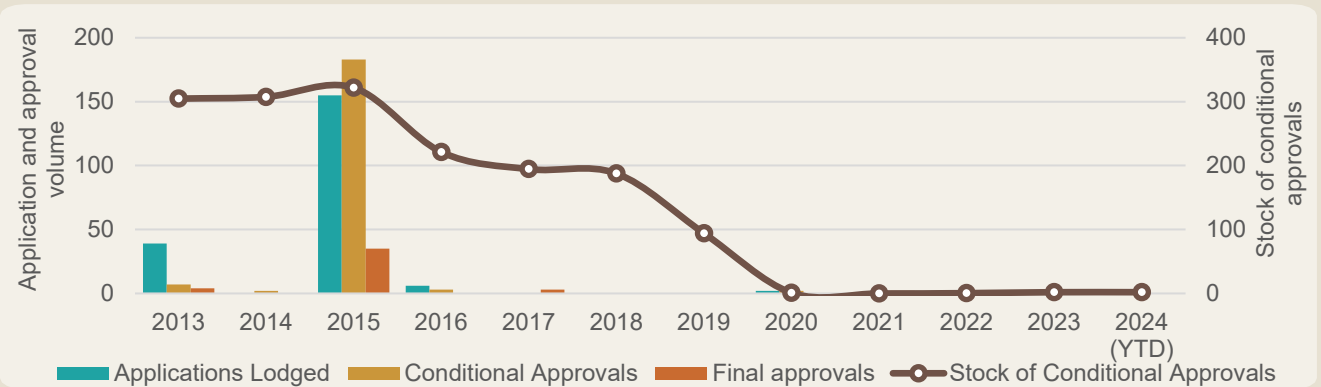
## BUILDING APPROVALS

As the Shire of Derby West Kimberley does not delineate building approvals between towns, the number and value of building approvals presented is for the entire Shire. Since 2013-14 there has been an 85% drop in residential building approvals and an 82.2% drop in building approval values resulting in a significant decrease in economic revenue to the building industry and local economy. 2023-24 YTD presents data to March 2024.

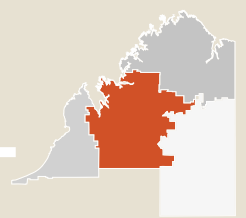


## STATE LOT ACTIVITY

State Lot Activity is recorded by Local Government Authority, not by town, so the below graph reflects the Shire of Derby West Kimberley. In the last 8 calendar years, applications for 4 lots have been lodged. As at March 2024, 2 of those lots remain as conditional approvals and have not been requested to become final.

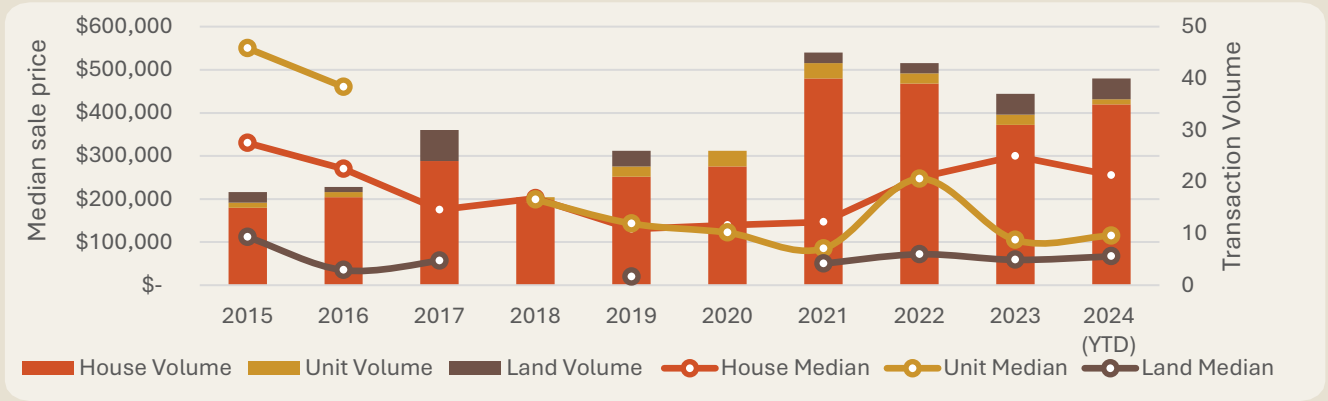


# DERBY WEST KIMBERLEY HOUSING SNAPSHOT



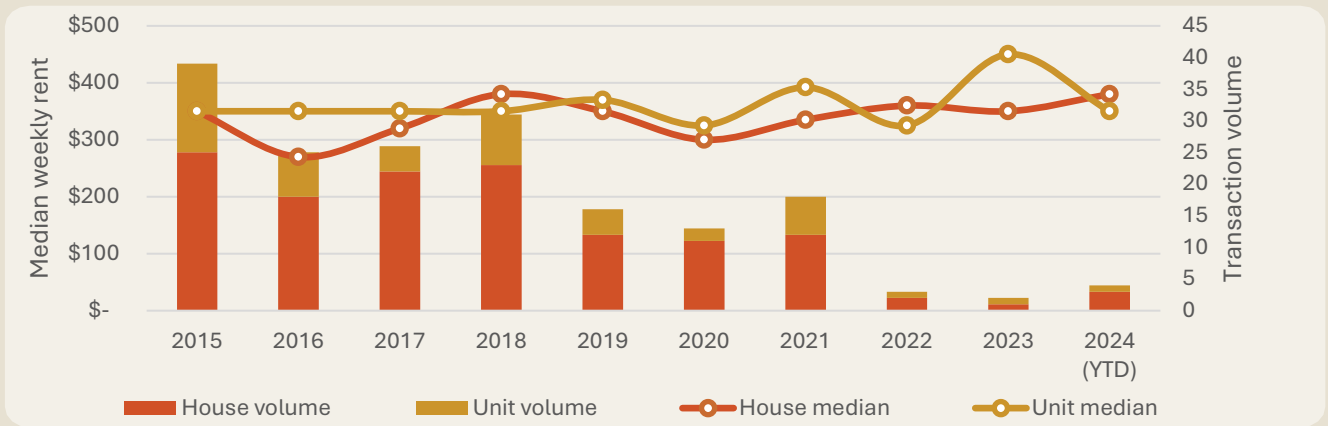
## DERBY SALES MARKET

Derby property sales are sourced from Landgate quarterly. Transaction volumes are aggregated, and median prices are averaged across four quarters to present data for each calendar year. Over the past 5 years there has been a 26.9% decrease in the price of houses in Derby. Due to the low number of transactions, it is not possible to accurately provide a % change in sale prices for units and land.



## RENTAL MARKET

Derby rental data is sourced from REIWA on a 3-month rolling basis and subsequently aggregated into an annual figure. Rentals account for 61.3% of the total of residential private dwellings in Derby, compared to 27.3% in broader Western Australia.



## PUBLIC HOUSING WAITLIST

## GROH & PUBLIC HOUSING

GROH maximum weekly rent is based on a 3-bedroom high amenity home. Public housing weekly maximum is based on 2 adults with 2 children under 12, on minimum payments. \*Whole of Shire

Type	Stock	Price p/w	Date
Public	375*	\$171	at 31/12/23
GROH	351*	\$384	at 31/12/23

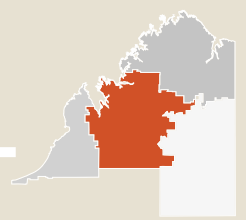
**227** applications

**459** to be housed

**59** priority applications

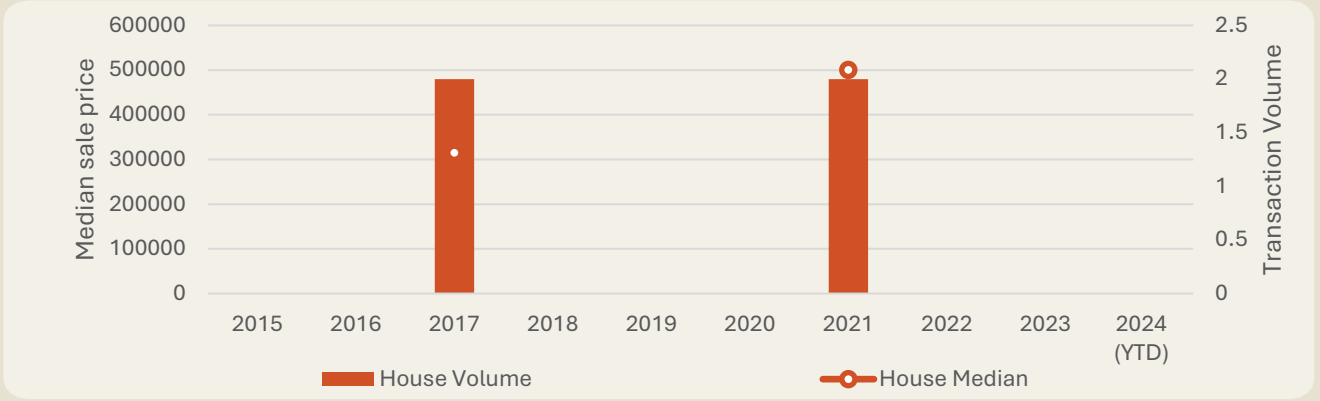
**133** to be housed





## FITZROY CROSSING SALES MARKET

On average, there is less than one housing transaction per year in Fitzroy Crossing, so care should be taken when interpreting the median sale price, as it is unlikely to be representative. There were no reported transactions for units and land.



## RENTAL MARKET

Despite 81.3% of dwellings being rented, the vast majority are Public housing, and the number of private rental transactions are too few to be captured by databases and subsequently used to track the median rent.

## PUBLIC HOUSING WAITLIST



## GROH & PUBLIC HOUSING

GROH maximum weekly rent is based on a 3-bedroom high amenity home. Public housing weekly maximum is based on 2 adults with 2 children under 12, on minimum payments. \*Whole of Shire

Type	Stock	Price p/w	Date
Public	375*	\$171	at 31/12/23
GROH	351*	\$300	at 31/12/23

