

City of Karratha

Mayor Daniel Scott

28 August 2024

City of Karratha

24,237

Population

14,910

Jobs

\$20bn

Economic output

1.8%

Unemployment

New Projects Pipeline

2023-40

Timeline

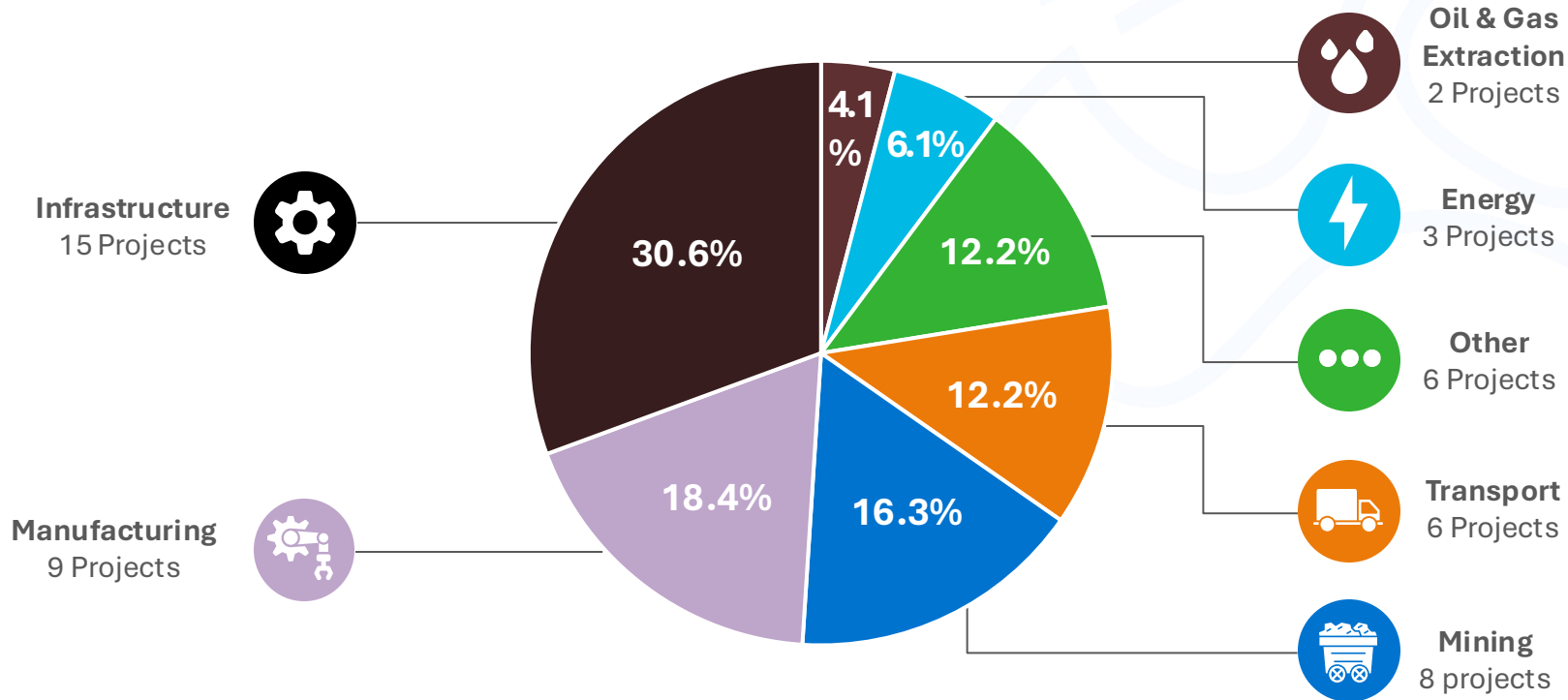
49

Projects

\$34.5 billion

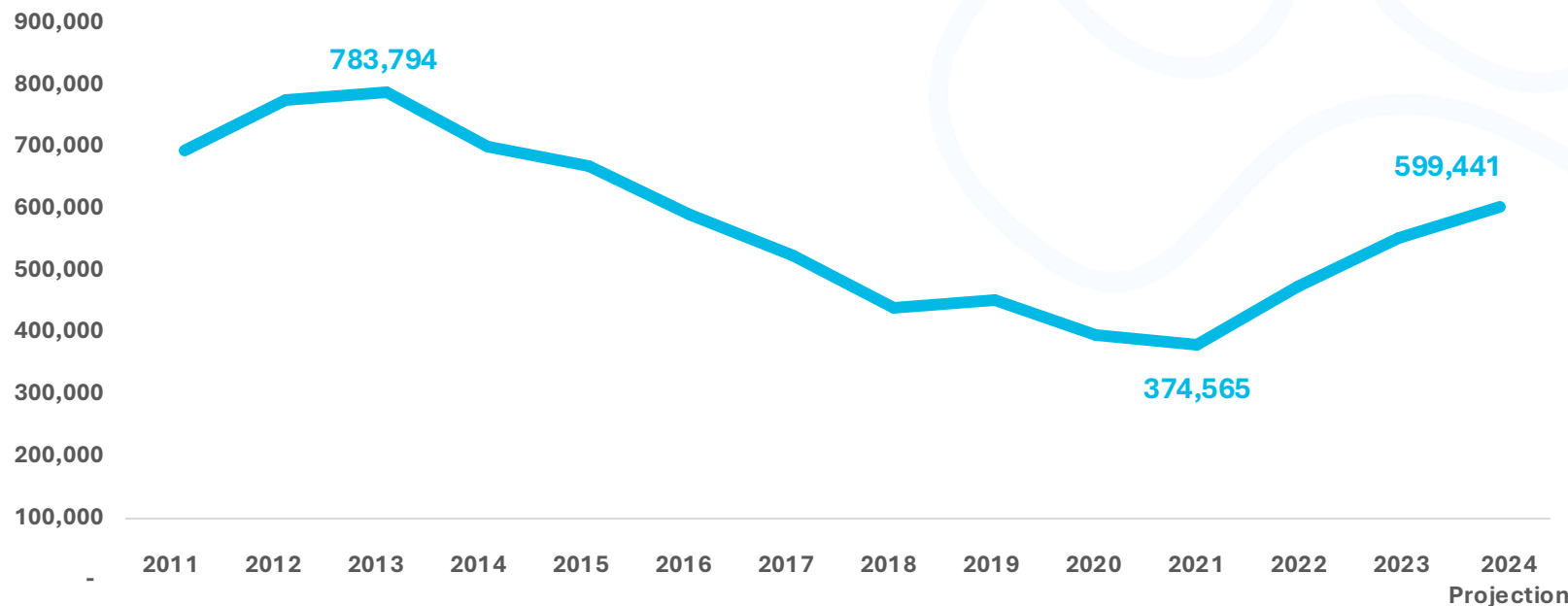
Total projects value

Projects per Sector



Karratha Airport

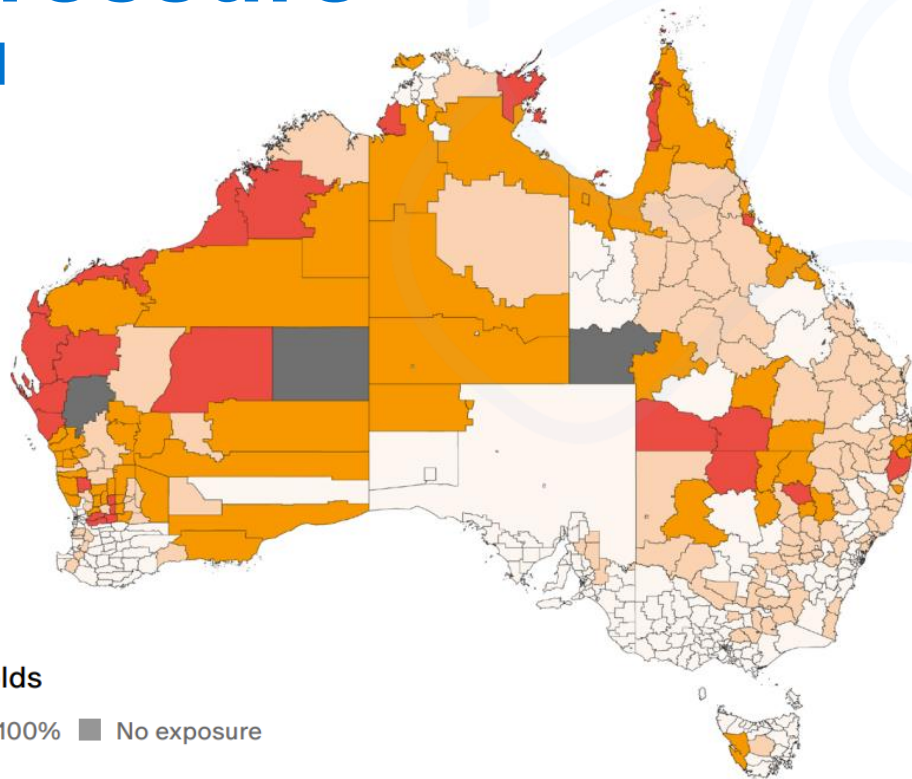
Regular Public Transport Passengers





Insurance Pressure

Affordability stressed households by LGA

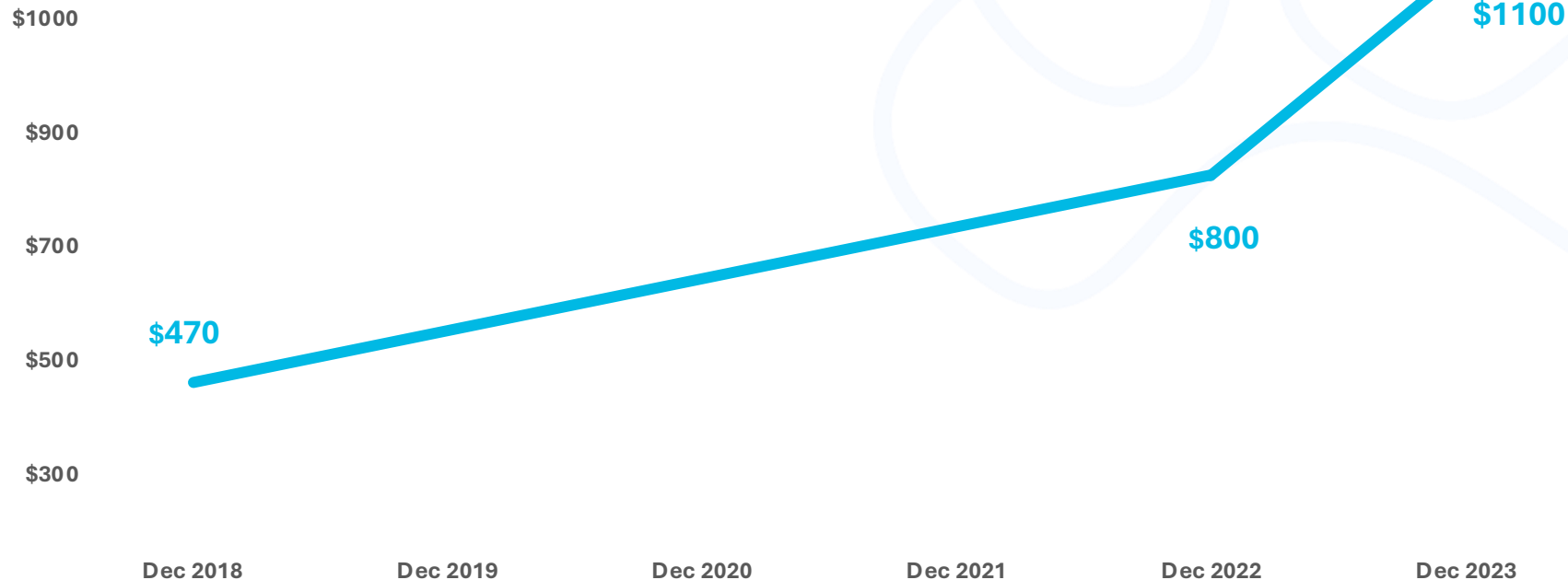


Proportion of affordability-stressed households

0% - 20% 20% - 40% 40% - 60% 60% - 100% No exposure

Weekly rent in Karratha, WA

Domain
Group

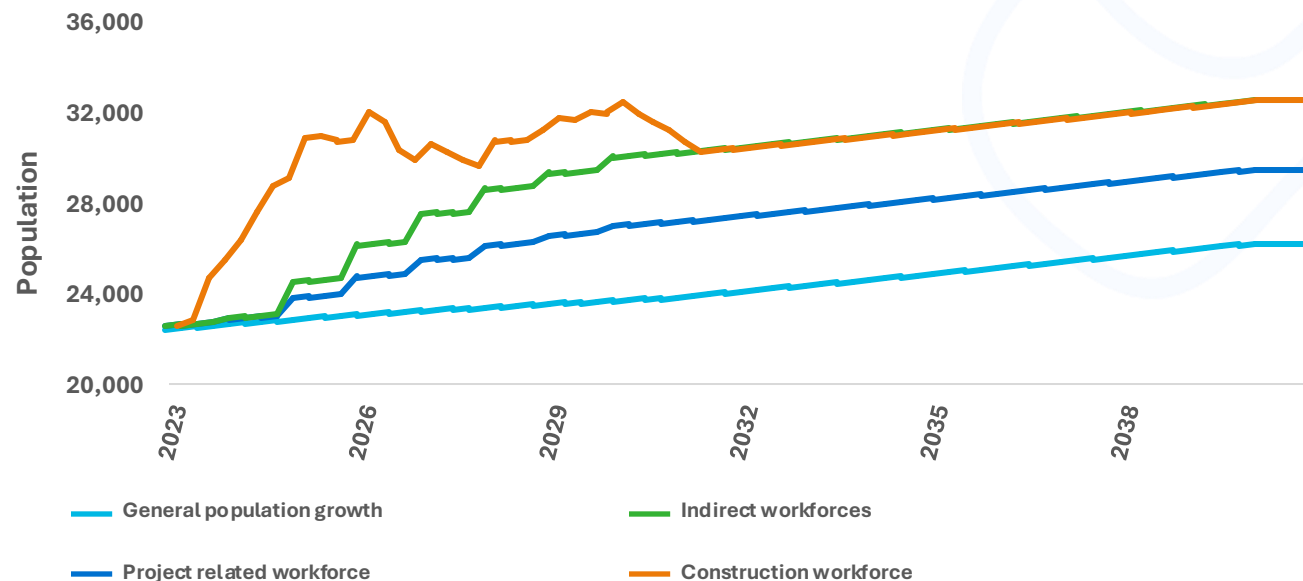


**HOUSING
CRISIS**

**7
NEWS**

Karratha Population Forecast

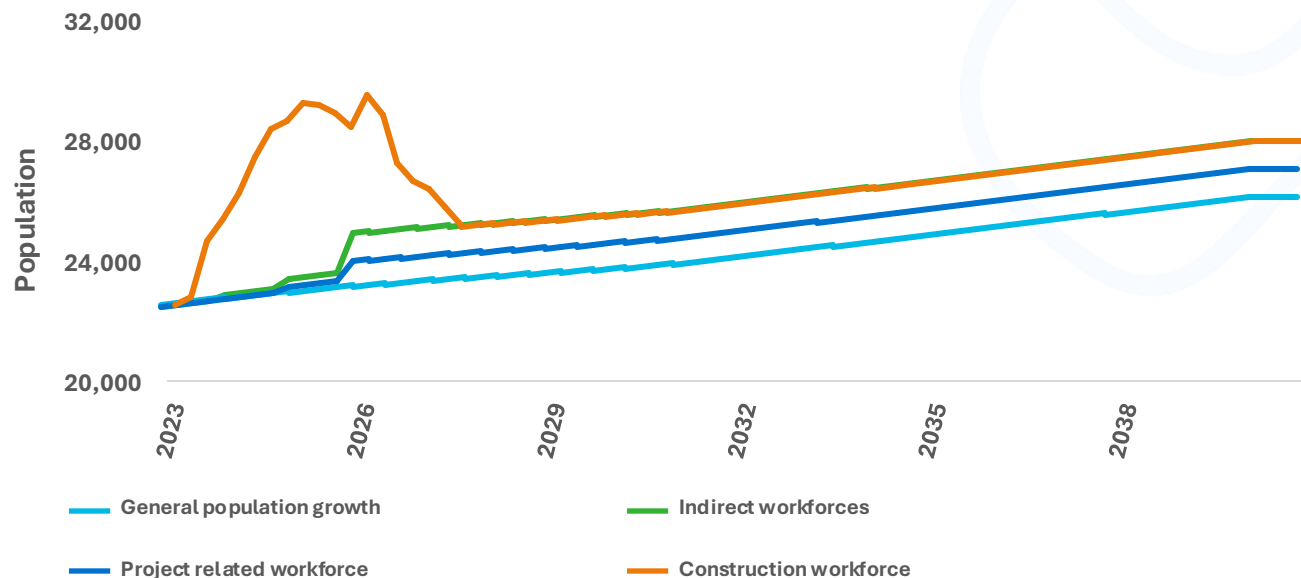
Worst Case Scenario (All Known Projects)



15% to 30%
growth in 5
years

Karratha Population Forecast

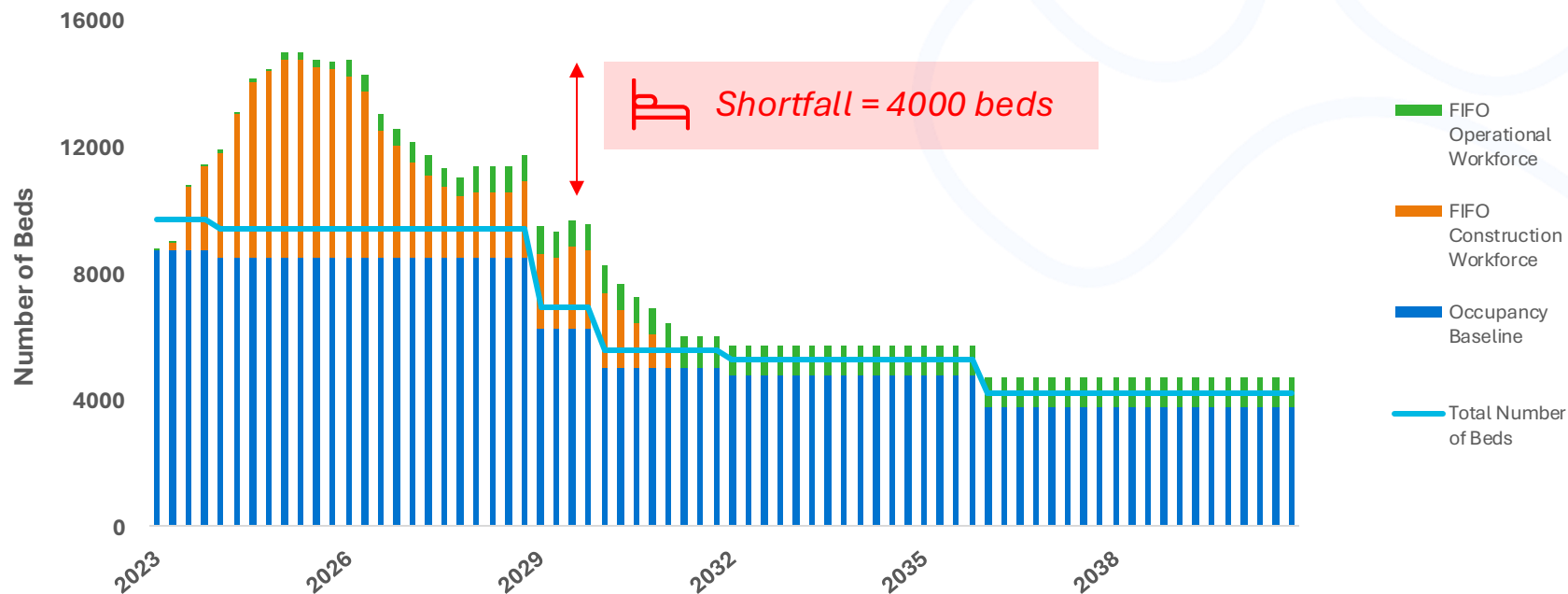
Construction & Approved Projects Scenario



*85 indirect
workers for
every 100
industrial
workers*

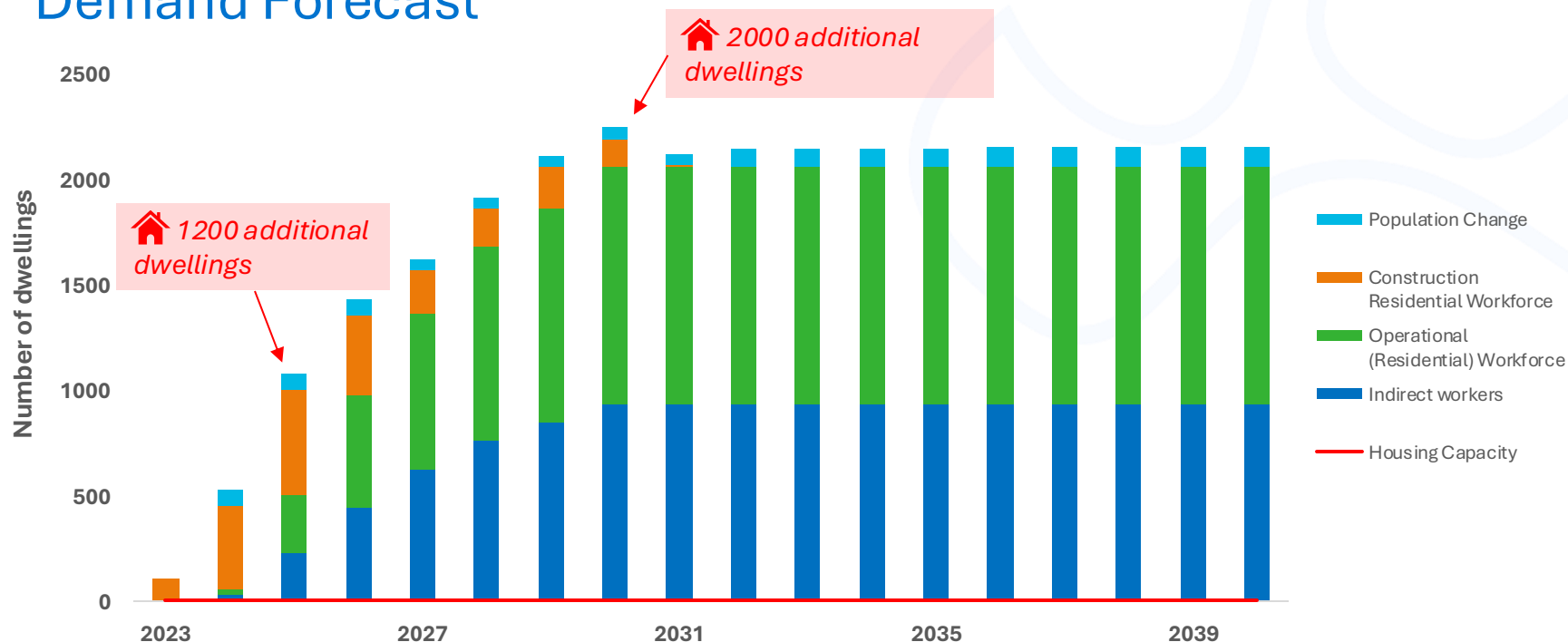
Workforce Accommodation

Demand Forecast



Residential Housing

Demand Forecast





What is the City doing?

THE PARTY IS OVER FOR FEDERAL LABOR EDITORIAL PAGE 2

\$2.00 | Tuesday, April 2, 2024 | Published 10:00pm AEST. Price: \$2.00 per copy. GST included.

The West Australian

Autism help on the way
DAN JEVIS-BARRY
Obtaining an autism diagnosis for your child can be a long and stressful process, but there are now more resources available to help the thousands of Australians living with the condition. The Federal Government's Autism National Action Strategy, which includes a commitment to...

CONTINUED PAGE 4

'FIGHT OF HIS LIFE'
COURTESY MURPHY'S TRAGEDY DIAGNOSIS P3
A portrait of a man with a beard and short hair, looking directly at the camera.

Lithium dip not all bad
SEAN SMITH
The owners of the risk-reduction industry have predicted more than 10 billion in global after-peak cost of the lithium dip, but a recently unveiled estimate...
CONTINUED PAGE 6

NO PLACE LIKE HOME

Wizard of Oz used to fix North West's 'wicked' housing crisis
SAM JONES
There's no place like home, unless you live in parts of WA where the crippling housing crisis is so bad only the Oz can be used to fix it. The Wizard of Oz is the latest in a series of creative solutions to the North West's housing crisis.

PERTH 15-30 Sunny, Tomorrow: Sunny, 15-31. Yesterday: 15-27.6

Weather details P31

City of Karratha
Tuesday, April 2, 2024

NEWS 5

PERTH NO LONGER THE CHAMP
WIN MACDONALD
Perth's property market has been a long time coming, but the city is no longer the most sought-after for the most efforts to have capital. The Perth Track Index shows the median price in Perth is now within a whisker of Hobart.

Yellow brick roadblock
NW's last-ditch bid to beat 'wicked' housing crisis

SAM JONES
The City of Karratha, known to its residents as the Yellow Brick Road, has a last-ditch bid to beat Perth's property market. The city's last-ditch bid to beat Perth's property market is to use the Wizard of Oz to fix the housing crisis.

WICKED HOUSING
City of Karratha crisis bees in bid to defeat home shortage

CRISIS OF THE NW

Beazley in gas stoush
DAN JEVIS-BARRY
Prime Minister Anthony Albanese has been accused of being a gas stoush by Opposition Leader Peter Dutton. The Prime Minister has been accused of being a gas stoush by Opposition Leader Peter Dutton.

REGIONAL WA'S BEST GOLF CLUB REPORT BACK

DayWhite
• Fairly good and busy on weekends
• Also a nice bar area
• High quality food and service
• Very good and busy on weekends

9155 2544

Pilbara NEWS

WICKED HOUSING
City of Karratha crisis bees in bid to defeat home shortage

CRISIS OF THE NW

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9155 2544

City-owned, development-ready land

Potential yield



Housing EOI

15 proposals under assessment, generally in the following categories

Build to Own

City invests in a housing solution and owns/ rents/ sells the asset

Guarantee

The City guarantees the loan assumed by the proponent, or guarantees a long-term lease to guarantee cashflow

Debt Finance

The City provides a loan. Terms vary, with differing degrees of risk

Joint Venture

The City partners to co-finance a development. Joint ownership.

Gift the Land

The City provides the land (free or subsidised)

Housing EOI Project Examples



Typically modular, high density, shipped from Asia to Dampier



Housing Australia Future Fund eligible (affordable housing)



Medical apartments and NDIS eligible, near hospital



Housing Co-op with low price of entry and shared facilities



What can others do?



Development ready land



Stamp duty on insurance & property transfers



Housing for state government employees



Long term leasing agreements



Housing as critical economic infrastructure



1 cent for every \$ GDP for community

Become a Champion for the Pilbara!

The City of Karratha is looking for dedicated individuals to join us as Advocacy Champions.

Help us amplify the voices of our community and drive positive change!

Register Now:

