



In Partnership With



UPPER SPENCER GULF

MAJOR / LARGE PROJECTS

CRITICAL HOUSING NEEDS

INITIAL FINDINGS

July 2024

The conduct of this survey and its analysis has been supported by a grant received by the SGC from the Local Government Research & Development Scheme.

INTRODUCTION

A collaboration between various industry and local government partners has resulted in the Spencer Gulf Cities (SGC) initiating a survey of the major projects proposed for the Upper Spencer Gulf region that was conducted in late February 2024.

14 organisations responded to the survey, with several indicating an interest but not being in a position to provide housing specific needs at this time.

The partners are therefore providing an “initial findings” statement in relation to the survey and are committed to continuing, at appropriate intervals, to update the results to guide policy and decision making by key stakeholders, including governments.

The survey captured information on current needs and how these needs are being met along with the potential needs during various phases of the projects (Planning, Early Construction, Mid-Construction, Near Completion) and then Ongoing Needs.

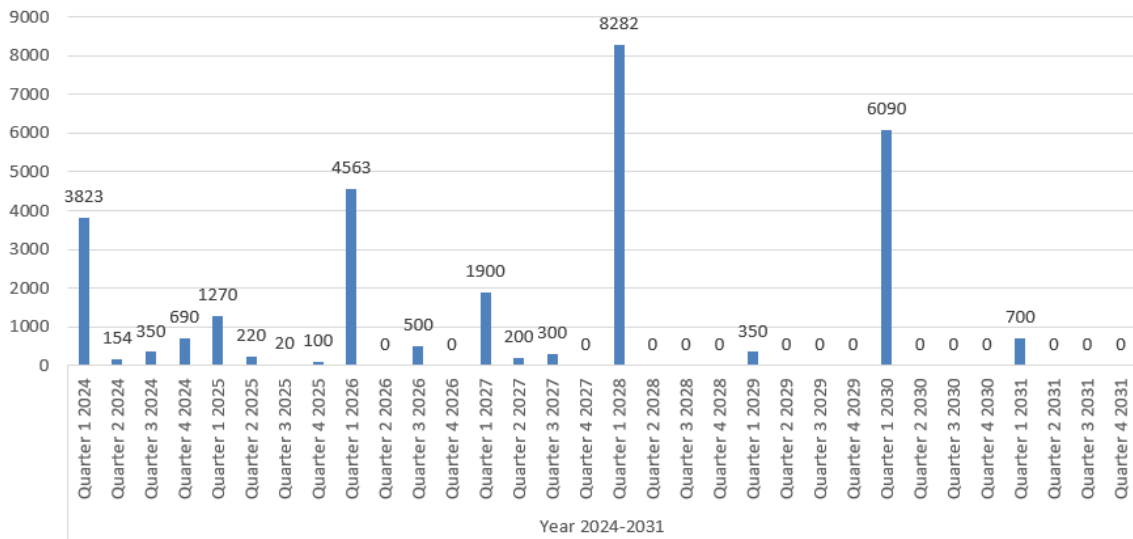
In summary the report is revealing:

INITIAL FINDINGS:

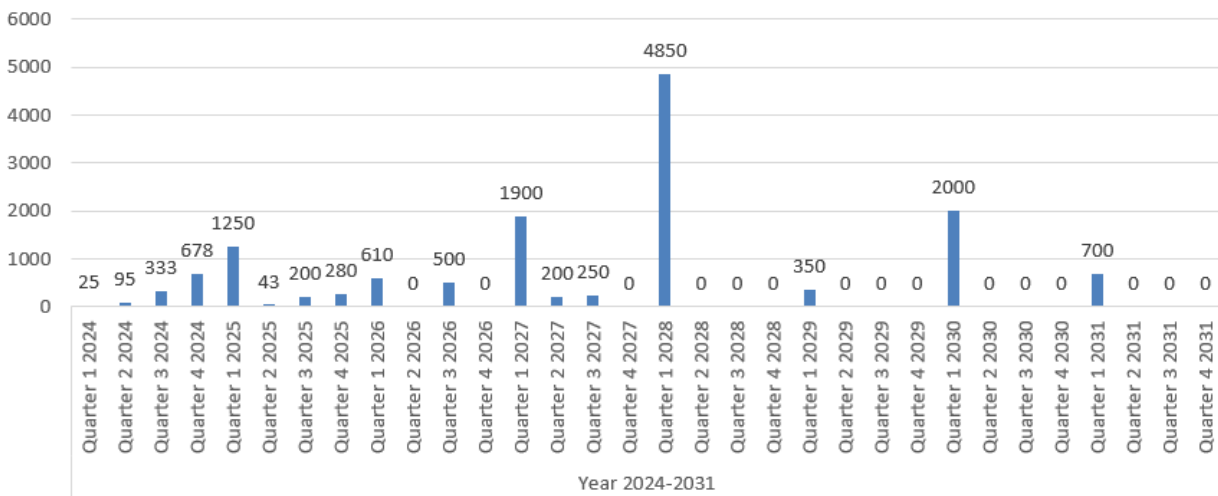
- Over 1,000 workers, including laborers, tradespeople and professionals are currently being housed
- Current housing needs are being largely met through hotel/motel accommodation, cabins/caravan parks, rental/leasing arrangements, and as some project proponents are entering into build projects, this is impacting on current availability for tourism and local housing.
- There are clear “peaks and troughs” over the 10 year span included in the survey.
- Housing needs exist across laborers, tradespeople, and professionals/executives – this will necessitate multiple housing types - for both temporary workers as well as permanent workers
- The majority of respondents believe that the provision of housing is a key to attracting employees to the region.
- Interest is being highlighted to enter into arrangements (lease/build) by project proponents with private developers to meet current, proposed and ongoing needs.
- Some of the numbers of housing provision required will necessitate temporary camps.
- Assistance is sought to secure housing needs – both temporary and ongoing.
- Employers are interested in providing suitable housing solutions to support attraction and retention of skilled workers/professionals.

The following graphs show the overall proposed number of employees the respondents have identified as being needed over the 10 year span included in the survey, the housing requirements and types of housing required.

Proposed Number of Employees



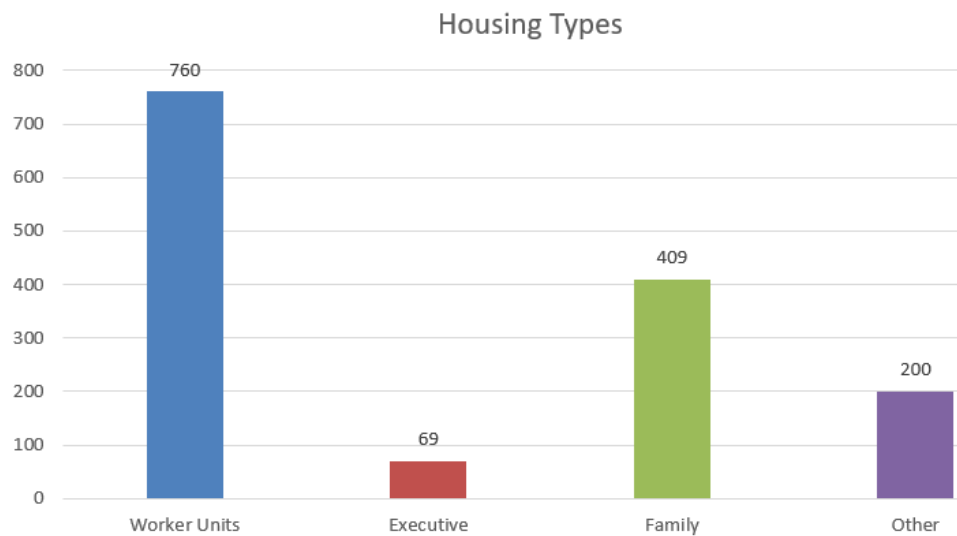
Proposed Number of Housing



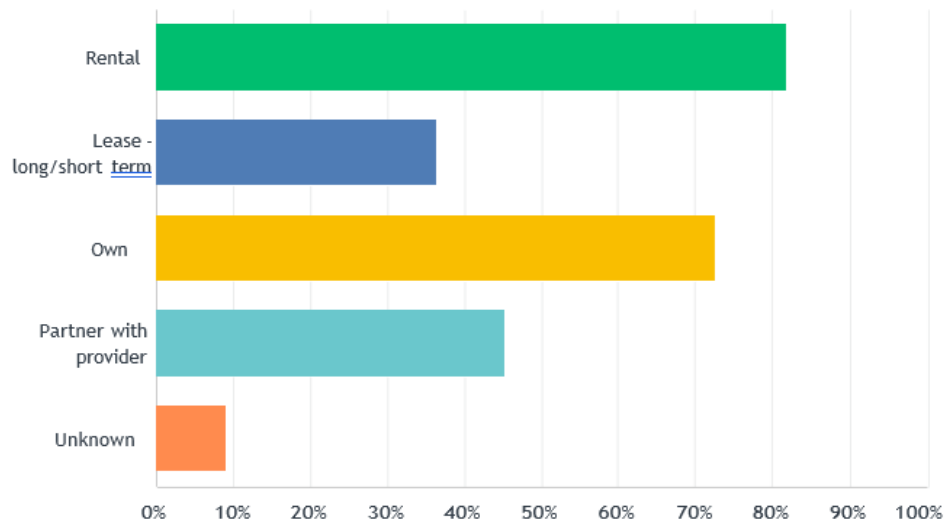
Housing Types



When considering ongoing housing needs post construction, respondents indicated the following needs.



Ongoing housing needs - preferred housing source:



NEXT STEPS

It is proposed that the next steps in the analysis and discussions of the Survey Results will include:

- a) consideration by the various partners, including the Housing Advisory Group established by the Upper Spencer Gulf Intergovernmental Group;
- b) further work with respondents to the Survey to clarify some aspects of the data and exploring a program for updating information as projects progress, including with those not responding to the initial survey;
- c) facilitation of discussions between project proponents and potential housing providers to align project needs with potential housing projects/providers to address challenges now and into the future;

- d) discussions with the Office of Regional Housing regarding project support and/or delivery of housing initiatives, in association with the Councils in the Upper Spencer Gulf, including timeframes for delivery of initiatives and links to government employee housing and/or other projects;
- e) consideration being given to the demographic profile (worker taxonomy) required for both new and current jobs in the region, that will influence the “housing type” required.
- f) Continuing to pursue options for release of suitable land to the market for housing and development of associated key service infrastructure needed to support housing developments.