



# Country health housing Investor partnership opportunities

Developers, investors and individuals are invited to consider opportunities across regional WA to build new properties or lease their existing properties for country health staff.

## Overview

WA Country Health Service (WACHS) is committed to ensuring our extraordinary healthcare staff have access to housing that is safe, secure, modern and comfortable, as well as sustainable, for years to come.

In addition to the financial benefits, you'll be making a meaningful contribution to the ongoing viability of health services in regional communities by helping us provide the best possible housing for our staff.



## Country health housing: always in demand

Investors can be assured of ongoing demand for staff accommodation right across WACHS's 2.5 million square kilometre area.

We have more than 100 hospitals and health services and our 10,000-strong workforce of doctors, nurses, allied health, specialists, patient support, admin and more work in 145 locations in regional and remote WA.

We have a large permanent staff base who move frequently within the organisation, as well as a high number of people who choose to come and go for temporary assignments and a large visiting specialist practitioner workforce and student cohort.

## What type of housing is WACHS looking for and in which locations?

We are looking for a range of units, apartments, townhouses and freestanding homes with a range of features including lock-up garages, low maintenance gardens.

Locations and needs can change regularly, so there are always new opportunities.



## Benefits

- » Guaranteed rental income every month regardless of changes in occupation
- » Long-term leases available between 1-10 years
- » Fair market rent or cost rent reviewed annually
- » No additional costs

## Fast facts

- » WA Country Health Service (WACHS) currently leases and owns more than 1,500 staff accommodation properties. Many of these will need to be upgraded and replaced in coming years.
- » In addition to our current stock we're looking to provide more than 300 additional dwellings in a range of regional locations.
- » Many of our staff bring their families with them, which affects their housing requirements.



# Country health housing

## Frequently asked questions

### What type of housing is WACHS looking for?

We are looking for:

- Apartments/units with minimum 1 bedroom/1 bathroom and min floor area 60m<sup>2</sup>
  - Carport or lock-up garage, reverse cycle air conditioning
  - Fully enclosed courtyard/yard with alfresco area, low maintenance gardens, fully reticulated
  - 4m<sup>2</sup> storeroom, NBN ready, security features to be added
- Town houses with minimum 2 bedrooms/1 bathroom and floor area 93m<sup>2</sup>; 3 bed with minimum 135m<sup>2</sup>
  - Double lock-up garage, reverse cycle air conditioning
  - Fully enclosed courtyard/yard with alfresco area, low maintenance gardens, fully reticulated
  - 6m<sup>2</sup> storeroom, NBN ready, security features to be added
- Freestanding with minimum 3 bedrooms/2 bathrooms, min area 150m<sup>2</sup>
  - Double lock-up garage, bath in main bathroom, ensuite, reverse-cycle air conditioning
  - Fully enclosed yard with alfresco area, low maintenance gardens, fully reticulated
  - 9m<sup>2</sup> storeroom, NBN ready, security features to be added.

### How can I find out where you're looking for new properties to be built?

Locations can change regularly. The best way is to contact the housing team via email ([countryhealthhousing@health.wa.gov.au](mailto:countryhealthhousing@health.wa.gov.au)) and discuss your ideas and requirements.

### I have an existing property and I'd like to lease it to WACHS. What is the process?

One of our leasing representatives will contact you by email or phone to find out more about your property and if it meets our required standards.

If we are interested, we will organise a property inspection and depending on the outcome, we may provide you with an Offer to Lease which will outline the lease terms, lease conditions and steps required to accept the offer.

Once the offer has been accepted, we will arrange for a handover of the property and the lease will commence.

### What if my existing property doesn't currently meet WACHS required standards?

Our housing needs change frequently across the state. Please contact us and we will work with you on some possible solutions.

### Will a cost rent or market rent apply?

A cost rent or market rent is paid, dependent upon the location, as set out in the [Government Regional Officer Housing \(GROH\) Client Agency Rent Policy](#).

### What are the fees and charges?

There are no fees and charges.

### What lease terms do you offer?

We have a range of options to suit your needs that include terms from one year to ten years.

### Who is responsible for maintenance and tenant liability?

You are responsible for maintaining the property, its fixtures and rate charges. WACHS is responsible for any damage we cause to the property as well as tenant liability.

### Can I sell the property during the term of the lease?

Yes. You'd be required to notify the purchaser of the lease which would carry over to the new owner.

### What happens at the end of the lease?

At the end of the lease agreement, the lease is either renewed or the property returned to you. The property will be returned as per the original ingoing WACHS lease terms and the Residential Tenancy Act (excepting fair wear and tear).

### Who inspects the property?

You are required to inspect the property biannually. WACHS will complete tenancy inspections.

### What are the building requirements?

Our full suite of building documentation including functional briefs, specifications and all legal requirements can be found within our website.

### What is the process of building a property to lease long-term to WACHS?

The process is designed to be simple and fair to both parties. You can read within our website.

## Further information

Find out more about investment and leasing opportunities by contacting our team today: [countryhealthhousing@health.wa.gov.au](mailto:countryhealthhousing@health.wa.gov.au)

Click [here](#) to visit the website.