

WORKER ACCOMMODATION (WHITSUNDAYS) FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for workforce accommodation for agriculture (seasonal), tourism, energy and resources



Employment Growth

Total Workforce – Whitsundays (excluding PALM)

Horticulture: Approx. 1 500 workers (non-seasonal excluding PALM) (DAF)

Aquaculture (DAF):

- Tassal workforce growth increase of 300 workers by 2030 (pending expansion approvals)
- 150 FTE (non-peak)
- Increase by 200 during peak (farm ops and processing)
- Outside of Tassal – additional 20 workers (calendar year)
- Wild-catch prawns: 100 seasonal workers required from December to May across Mackay and Whitsundays (DAF)

Tourism:

- Queensland Government report highlights that the sector employs 6,123 people, 3,956 full-time and 2,167 part-time; up 35% on 20-21
- 1 in 3 jobs directly related to tourism industry
- Tourism Whitsundays quote 8,100 jobs, up 35% on 20-21.

Australian Government Australian Trade and Investment Commission Tourism Research Australia			
WHITSUNDAYS QUEENSLAND			
Filled jobs	2021-22 (NUMBER)		
	Full -time	Part-time	Total
Tourism industries			
Accommodation	1,026	254	1,279
Cafes, restaurants and takeaway food services	908	853	1,761
Clubs, pubs, taverns and bars	227	156	383
Rail transport	20	1	20
Road transport and transport equipment rental	37	16	53
Air, water and other transport	569	154	723
Travel agency and tour operator services	455	187	642
Cultural services	103	12	114
Casinos and other gambling services	0	19	19
Other sports and recreation services	169	112	281
Retail trade	334	346	681
Education and training	49	40	89
All other industries	61	17	78
Total	3,956	2,167	6,123

Space - Gilmour is an employer in the region:

- Likely to be approximately 12 permanent staff in Bowen by end 2023; with the potential to grow to 40
- Additional 40 to 45 staff during rocket launches for 2 to 3 months at a time
- 15-30 short team satellite owners needing 2 -3 months accommodation during launches
- Tourist accommodation considerations during launch operations

(Source: Gilmour Space)

Seasonality / Spikes in demand

Horticulture (DAF):

- Planting in ground from mid-Feb to mid-March
- First Harvest mid-April to mid-June
- Peak May to September

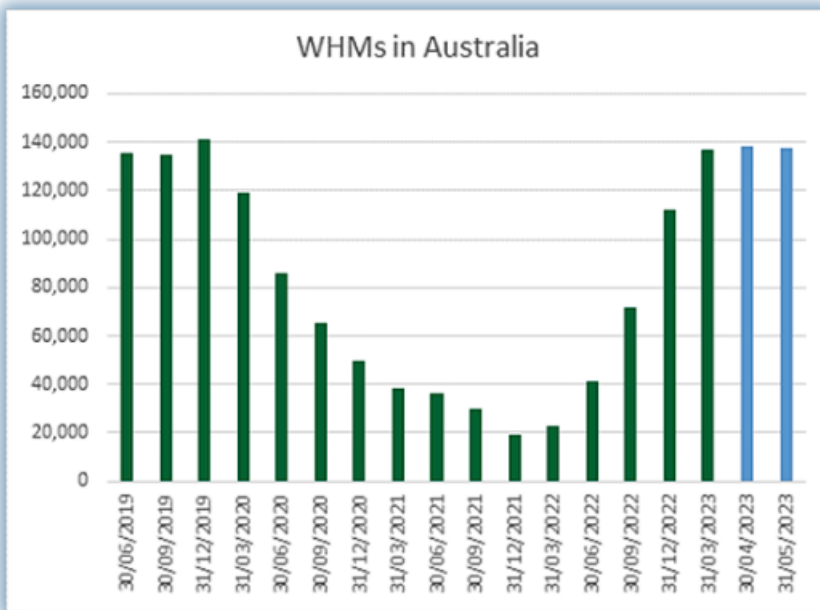
Aquaculture (DAF):

- Two peaks
 - Farm Ops – recruitment August to May
 - Processing May to November



Cane: Approximately 1500 to 1800 seasonal workers from June to November; may not necessarily require 1800 each month, this figure would be what is required for duration of harvest for Mackay and Whitsundays (DAF)

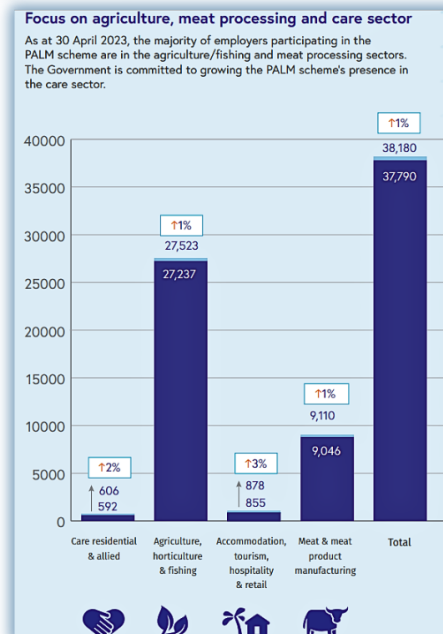
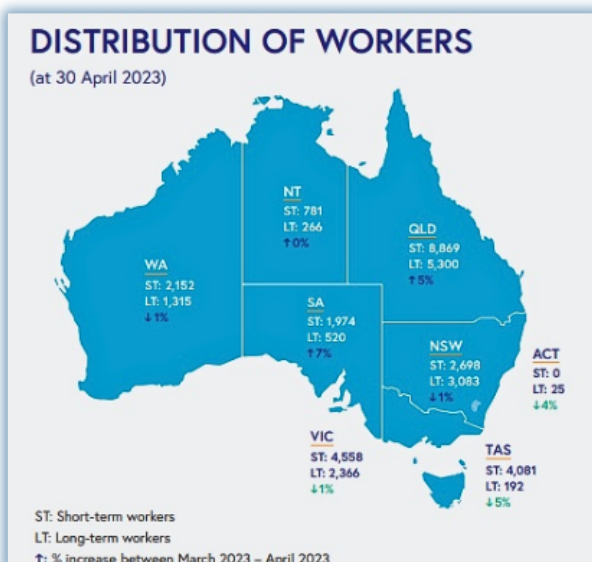
Visa Numbers



Top Ten Net Increases

Country	May	Net Increase
Japan	8361	729
Indonesia	4243	502
Taiwan	9649	464
Thailand	2120	340
South Korea	9581	282
China	2018	157
Argentina	3687	131
Chile	2370	124
Vietnam	2579	101
Malaysia	432	78

PALM Workers





Considerations:

- 80% of dwellings in Airlie Beach have empty bedrooms / excess bedrooms to requirements.
- Low occupancy of private dwellings at 72% in rural Whitsundays.
- Rural Workers Accommodation Scheme allowing DAs to be waived if no natural hazard – low uptake as a result.
- AirBnB's have added short-term rental stock but relatively limited impact on short-term supply; stakeholder engagement highlighted that AirBnB's have not taken significant rental stock off the market but rather added to the short-term rental supply.
- All employers involved in the stakeholder engagement indicated a willingness to collaborate to find solutions.



Opportunities identified in the Greater Whitsunday Playbook:

Partnerships and collaboration theme:

- Bring existing and prospective employers and accommodation providers together to explore **strategies to collaboratively meet the ranging short-term accommodation needs of multiple sectors** (e.g. tourism, agriculture, government, resources, students etc.)
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time.
- **Identify locations** that can accommodate different worker groups; unlock vacant land – potentially contributed by local government.
- Explore **a trust fund model that incorporates employers as investors** to support building and rent of affordable housing
- **Incentive the development of attached housing solutions or medium density solutions on small lot sizes.**
- Work with local government to **streamline processes** for this type of accommodation.
- **Multi-use facilities** that are used for other accommodation needs out of season.
- Address **transport links** between facility/facilities and key workplaces.
- **Housing “connect” service** for short-term and long-term accommodation needs for use by multiple industries and employers.
- Program to enable access to spare bedrooms / **home-share campaign.**

Enabling the Market theme:

- **Employer partnerships with a Tier 1 CHP** to develop affordable homes for workforces with legacy supplemented by State and Federal funding
- Identify and **develop opportunities** for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.

Government and Leadership theme:

- **Bi-annual regional forum** to identify barriers to workforce housing and opportunities to collaborate.