



Government Regional Officer Housing (GROH) – Build to Lease Fact Sheet

Thank you for your interest in the [GROH Build to Lease Investor Program](#).

Under the GROH Program, we partner with investors to construct new dwellings for lease to GROH across Western Australia – to support the delivery of State Government Services through the provision of suitable and appropriate accommodation.

GROH Design Specification - Key Elements Summary

Key Element:	2 Bed	3 Bed	4 Bed
Internal FECA - uncover internal floor areas	93sqm	135sqm	150sqm
Carport or Garage (single carport 3m x 6m for 1 and 2 bed properties, 6m x 6m for 3 and 4 bed properties)	18sqm	36sqm	36sqm
Storeroom under main roof	6sqm	9sqm	9sqm
Alfresco under main roof	15sqm	25sqm	25sqm
Front porch	3.6sqm	3.6sqm	3.6sqm
Combined living and dining room (excluding kitchen)	30sqm	30sqm	30sqm
Separate living room	N/A	18sqm	18sqm
Master bedroom with robes or WIR	16 sqm	16 sqm	16 sqm
Other bedrooms with robes or WIR	10 sqm	10 sqm	10 sqm
Kitchen	9sqm	9sqm	9sqm
Laundry	4.3sqm	4.3sqm	4.3sqm
Main/family bathroom	4.3sqm	4.3sqm	4.3sqm
Ensuite	4sqm	4sqm	4sqm
Crimsafe or equivalent on all doors and windows	Required	Required	Required
Fully fenced, with wing fencing	Required	Required	Required
Sensor lights with isolation switch to front and rear external doors	Required	Required	Required
Landscaped and fully reticulated	Required	Required	Required
Floor coverings and window treatments	Required	Required	Required
Skirting boards throughout	Required	Required	Required

GROH Build to Lease Fact Sheet

Key Element:	2 Bed	3 Bed	4 Bed
Reverse cycle air conditioning throughout and ceiling fans to bedrooms	Required	Required	Required
Internal ceiling height (above 27 degree latitude)	2700mm	2700mm	2700mm

GROH Build to Lease Process and Resources

Before you commit any capital, DHW will enter into a Letter of Intent, followed by an 'Agreement for Lease (AFL)' which will be signed by the relevant delegated authority within our Department. Please note: these documents are prepared by our legal team.

A standard GROH residential tenancy agreement will be signed once dwellings are delivered and accepted. After the AFL is executed, you may seek finance (if required) to fund the development and construction activity.

The properties need to be built to GROH specification according to our GROH briefs:

- [Part A: Qualitative Brief - Single Dwellings](#)
- [Part A: Qualitative Brief - Grouped Dwellings](#)
- [Part B: Design Brief: Government Regional Officer Housing Single and Grouped Dwellings](#)

For each dwelling type, the following information must be included as a minimum:

- a) site plan, elevations, wet area detailed drawings, electrical/mechanical plans, sections (when available) and floor plans including each dwelling type are
- b) to be provided at scale no less than 1:200 on A3
- c) all internal rooms, veranda, balconies and carport/garage dimensions
- d) external wall dimensions – openings and corner to corner
- e) floor area of the dwelling – taken as the inside of all external walls excluding eaves, porches, veranda's, carports and garages
- f) spatial clearances for each relevant section (where dwellings designed to Liveable Housing Australia Design Guidelines – Silver Level)
- g) functional furniture layout
- h) detailed landscaping plan - please refer to the [Landscape Design and Brief Guide](#)
- i) a detailed specification list.

Next, we will require the following to be completed:

1. Plans to be reviewed and re-designed to conform with the GROH requirements as per the [GROH Part B design brief](#).
2. We also require plans to be reviewed and re-designed against the relevant GROH qualitative brief – [Part A: Qualitative Brief - Single Dwellings](#) and/or [Part A: Qualitative Brief - Grouped Dwellings](#).
3. Detailed plans will be provided to our valuers to assist us to negotiate an agreed commencing market rent. This will likely guide the 'viability of the project'.

GROH Build to Lease Fact Sheet

4. GROH will conduct an internal Departmental Integrity Check on the parties entering into this arrangement.
5. GROH will conduct a detailed review of the plans. This will be carried out by our Urban Planning Design and Approvals team.
6. GROH obtains commitment forms from relevant Client Agencies to ensure they will meet the costs of the lease over the 10-year period.
7. Execute an 'Agreement for Lease' with yourself.

Standard GROH Build to Lease terms

Term:	Description:
Agreements	Stage 1 - Agreement for Lease Stage 2 - GROH Lease (at practical completion)
Cost	The cost of construction is borne by the investor with the cost of the rent over the lease term paid by the State Government.
Lease Term	Up to 10 years, with extension options at GROH's discretion.
Starting Rent	Market – supported by valuation. Cost rent if located in a non-market location
Annual Rent Reviews	Market locations - Mix of CPI and open market rent reviews. A market rent review at least once every three years. Cost locations – CPI rent reviews.

We look forward to working with you as a GROH investor.