

## **HOUSING REPLACEMENT PLAN 2023 – 2033 – WORKING COPY (as at December 2023)**

<b>HOUSE</b>	<b>VALUE AND COSTS</b>	<b>COMMENT AND RECOMMENDATIONS</b>
<p><u>No. 6 (Lot 243) Hinck Street, Kondinin</u></p> <p>Constructed c. 1998 Brick and Iron 4 x Bedroom 2 x Bathroom plus office Corner Block Large Landscaped Yard Garage Lockable Shed</p>	<p>Fair Value \$276,000 Replacement Value \$580,000 (2023 Valuation)</p> <p>Executive Contract until September 2023 (all rent and utilities covered by Shire)</p> <p>Doctor Contract (all rent and utilities covered by Shire)</p> <p>\$6,380 (2020-21 Budget Actuals) \$11,778.55 (2021-22 Budget Actuals) \$9,700.82 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance</p> <ul style="list-style-type: none"> <li>- Painted (2017)</li> <li>- Carpeted (2017)</li> <li>- New A/C System (2022)</li> </ul>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Generally 3 - 5 year same tenant occupancy period</li> </ul> <p><b>RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> <li>- Undertake basic landscaping upgrades to reduce large lawn area and replace with water sensitive native plants. A site visit has been undertaken and quote being prepared to undertake works in early 2024</li> </ul>
<p><u>No. 84 (Lot 125) Graham Street, Kondinin</u></p> <p>Constructed c. 2008 Brick and Iron 3 x Bedroom 2 x Bathroom Large yard (not landscaped) Carport only</p>	<p>Fair Value \$265,000 Replacement Value \$360,000 (2023 valuation) Executive Contract (Rent and Utilities included in contract)</p> <p>\$6,667.41 (2020-21 Budget Actuals) \$4,148.53 (2021-22 Budget Actuals) \$6,453.69 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance - Carpets 2019</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Generally 5 year plus same tenant occupancy period</li> </ul> <p><b>RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>

HOUSE	VALUE AND COSTS	COMMENT / RECOMMENDATIONS
<p><u>No. 43 (Lot 284) Repacholi Parade, Kondinin</u></p> <p>Brick and Iron Constructed c. 2003 4 x Bedroom 2 x Bathroom Lockable Garage Landscaped Yard</p>	<p>Fair Value \$280,000 Replacement Value \$ 580,000 (2023 valuation)</p> <p>Executive Contract (Only utilities included in contract) Tenant pays \$70 per week)</p> <p>\$7,350 (2020-21 Budget Actuals) \$7,403.13 (2021-22 Budget Actuals) \$8,105.57 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance - Basic Landscaping (2020)</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Generally 5 year plus same tenant occupancy period</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Undertake valuation – COMPLETED</li> <li>- Consider sale of property dependent on offer</li> <li>- Use proceeds of sale for future housing development</li> </ul>
<p><u>No. 30 (Lot 246) Repacholi Parade, Kondinin</u></p> <p>Constructed c. 2013 3 Bedroom 2 Bathroom Lockable Garage Landscape Yard</p>	<p>Fair Value \$265,000 Replacement Value \$395,000 (2023 valuation)</p> <p>Doctor Contract until October 2023 (all rent and utilities included) New tenancy agreement for private rental from October 2023</p> <p>\$7,829 (2020-21 Budget Actuals) \$12,649.68 (2021-22 Budget Actuals) \$12,532.23 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance - Upgrade to ACU system (Septic) (2022)</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Same tenant since 2016</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Undertake valuation – COMPLETED</li> <li>- Arrange new tenant agreement with current tenant in 2023 – COMPLETED (6 month lease)</li> <li>- Consider sale of property dependent on offer</li> <li>- Use proceeds of sale for future housing development</li> </ul>

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
<p><u>No. 11 (Lot 255) Young Avenue, Kondinin</u></p> <p>Constructed c. 1970 3 x Bedroom 2 x Bathroom plus out house with toilet Basic Yard mostly lawn in rear yard</p>	<p>Fair Value \$166,000 Replacement Value \$410,000 (2023 valuation)</p> <p>Pool Manager Contract (pays power)</p> <p>\$5,673.62 (2020-21 Budget Actuals) \$11,305.89 (2021-22 Budget Actuals) \$3,976.74 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance -Replacement of bedroom ceiling 2023</p>	<ul style="list-style-type: none"> <li>- Poor condition and structurally unsound.</li> <li>- Same tenant since 2015 (during pool season)</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Either look to sell or demolish and rebuild new 4 x 2 bedroom house on same lot in medium term</li> </ul>
<p><u>No. 4 (Lot 210) Wignell Street, Kondinin</u></p> <p>Constructed c. 1965 Former State Housing purchased by Shire 1991 3 x Bedroom 1 x Bathroom Basic Yard Car Port only</p>	<p>Fair Value \$120,000 Replacement Value \$232,000 (2023 valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per rent and utilities (exc. water))</p> <p>\$1,206.62 (2020-21 Budget Actuals) \$2,957.96 (2021-22 Budget Actuals) \$4,075 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance - Upgrades to Air Conditioning units</p>	<ul style="list-style-type: none"> <li>- Poor condition and structurally unsound.</li> <li>- Same tenant for over 10 years</li> <li>- Significant works to bathroom and kitchen if were to re-tenant</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Basic maintenance until current tenant vacates property</li> <li>- To demolish and re-build 2 x 2 bedroom house when current tenant vacates property or sell property</li> </ul>

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
<p><u>No. 41 (Lot 283) Repacholi Parade, Kondinin</u></p> <p>Constructed c. 2018 4 x Bedroom 2 x Bathroom Basic Landscaped Yard Carport Only</p>	<p>Fair Value \$275,000 Replacement Value \$ 440,000 (2023 valuation) Non-Executive Tenant (Tenant pays \$70 per week and all utilities ex. Water)</p> <p>\$5,392.72(2020-21 Budget Actuals) \$5,971.93 (2021-22 Budget Actuals) \$4,648.53 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance</p> <p>- Jarradale Wood Fire (2021)</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Same tenant since 2020</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
<p><u>No. 21 (Lot 252) Young Avenue, Kondinin</u></p> <p>4 x Bedroom 2 x Bathroom Brick and Iron Carport Only Un-landscaped yard</p>	<p>Fair Value \$285,000 Replacement Value \$440,000 (2023 valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per week, plus all utilities exc. Water)</p> <p>\$1,746.71 (2020-21 Budget Actuals) \$3,401.11 (2021-22 Budget Actuals) \$4,402.70 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance Nil</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Same tenant for over 10 years</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> <li>- If change of tenant undertake major capital improvements including upgrade to bathrooms, painting, window treatments, landscaping.</li> <li>- Carport upgrade to be undertaken</li> <li>- Install garden shed for storage</li> </ul>

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
<p><u>No. 37 (Lot 143) Radbourne Drive, Hyden</u></p> <p>Constructed c. 1999 4 x Bedroom 2 x Bathroom Lockable Garage Un-landscaped Yard</p>	<p>Fair Value \$270,000 Replacement Value \$510,000 (2023 valuation) Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)</p> <p>\$6,644.29 (2020-21 Budget Actuals) \$6,808.63 (2021-22 Budget Actuals) \$5,418 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance - Jarradale Wood fire</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Same tenant since 2020</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
<p><u>No. 76 (Lot 44) Graham Street, Kondinin</u></p> <p>Constructed c. 2010 Brick and Iron 3 x Bedroom 2 x Bathroom Lockable Garage Large yard with part now landscaped</p>	<p>Fair Value \$265,000 Replacement Value: \$395,000 (2023 valuation)</p> <p>External Periodic Lease (Tenant (WACHS) currently pays \$480 per week &amp; all utilities exc.)</p> <p>\$10,450.1 (2020-21 Budget Actuals) \$23,560.49 (2021-22 Budget Actuals) \$13,910.65 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance - Internal Painting (2021) - Garden Landscape (2022) - Basic Fit Out (2021)</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- leased to WACHS since 2022 after long-term tenants</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> <li>- Continue to lease to WACHS until additional houses are constructed in Kondinin through WACHS investment partnership program.</li> </ul>

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
<p><u>No. 35 (Lot 161) Smith Loop, Hyden</u></p> <p>Constructed c. 1999 (transportable) 3 x Bedroom 2 x Bathroom Basic Landscaping</p>	<p>Fair Value \$171,000 Replacement Value \$260,000 (2020 valuation) Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water) Capital Improvements - Nil \$2,409 (2020-21 Budget Actuals) \$5,393.84 (2021-22 Budget Actuals) \$3,696.38 (2022-2023 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally OK.</li> <li>- Same tenant since 2022</li> </ul> <p><b>RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
<p><u>No. 28 (Lot 245) Repacholi Parade, Kondinin</u></p> <p>Constructed c. 1980 3 x Bedroom 1 x Bathroom Outhouse with power Brick and Tile Carport Only Landscaped</p>	<p>Fair Value \$238,000 Replacement Value \$275,000 (2023 valuation) School Principal (GROH pays \$380 per week and utilities exc. Water)</p> <p>\$11,1158 (2020-21 Budget Actuals) \$2,409 (2021-22 Budget Actuals) \$6,888,48 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> <li>- Whilst old, in good condition and structurally sound.</li> <li>- Shire purchased in 2016 to be leased to GROH to support the Kondinin Primary School</li> </ul> <p><b>RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> <li>- Continue to lease as GROH house to support Kondinin Primary School</li> </ul>

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
<p><u>No. 4 (Lot 169) Hynes Street, Hyden</u>            Constructed c. 2007            Brick and Iron            3 x Bedroom 2 x Bathroom            Carport Only            Limited Landscaping</p>	<p>Fair Value \$170,000            Replacement Value \$360,000            (2023 valuation)</p> <p>Non-Executive Tenant            (Tenant pays \$70 per week and utilities exc. Water)</p> <p>\$2,409            (2020-21 Budget Actuals)            \$2706            (2021-22 Budget Actuals)            \$2,745.16            (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance            - Nil</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Same tenant for around 10 years</li> <li>- Strata Lot</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
<p><u>No. 51 Jones Street, Kondinin</u>            Constructed c. 1977            3 Bedroom 1 Bathroom</p>	<p>Fair Value \$114,000            Replacement Value \$190,000            (2023 valuation)</p> <p>Non-Executive Tenant            (Tenant pays \$70 per week and utilities exc. Water)</p> <p>\$N/A            (2020-21 Budget Actuals)            \$2,857.73            (2021-22 Budget Actuals)            \$3,676.02            (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance</p>	<ul style="list-style-type: none"> <li>- Whilst old, in good condition and structurally sound.</li> <li>- Shire purchased in 2021 for Shire outdoor crew</li> <li>- Bathroom needs upgraded</li> <li>- Kitchen is small and in need of upgrading</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> <li>- Upgrade bathroom in short term</li> <li>- Upgrade kitchen in the medium term</li> <li>- House too small for current tenants – would like to be able to provide this family with a bigger Shire house</li> </ul>

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
<p><u>No. 94 (Lot 130) Graham Street, Kondinin</u> Constructed c. 1999 Brick and Iron 3 x Bedroom (plus study) 2 x Bathroom</p>	<p>- Nil</p> <p>Fair Value \$275,000 Replacement Value: \$490,000 (2023 valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)</p> <p>\$2,517 (2020-21 Budget Actuals) \$9,882.43 (2021-22 Budget Actuals) \$6,789.69 (2022 – 23 Budget Actuals)</p> <p>Capital Improvements / Major Maintenance - Carpet (2021)</p>	<ul style="list-style-type: none"> <li>- Good condition and structurally sound.</li> <li>- Same tenant for over 10 years</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
<p><u>No. 46 (Lot 223) Graham Street, Kondinin</u> Constructed c. 1969 3 x Bedroom 1 x Bathroom Original Bathroom</p>	<p>Fair Value \$120,000 Replacement Value \$204,000 (2023 valuation)</p> <p>Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)</p> <p>Capital Improvements - Carpet (2020) \$6,884.37 (2020-21 Budget Actuals) \$2,613 (2021-22 Budget Actuals) \$4,938 (2022 – 23 Budget)</p>	<ul style="list-style-type: none"> <li>- Poor to average condition and structurally OK.</li> <li>- High turnover of tenants over last 10 years</li> <li>- Ceilings have been replaced in bathroom and the living area in 2023</li> </ul> <p>RECOMMENDATION</p> <ul style="list-style-type: none"> <li>- Continue to maintain and undertake minor capital improvements over next 5 years</li> <li>- Consider to sell and/or demolish for new dwelling by 2028</li> </ul>



	<p>Capital Improvements / Major Maintenance</p> <p>Kitchen upgraded 2012</p>	
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<b>VACANT RESIDENTIAL LOTS</b>	<b>TENURE</b>	<b>COMMENT AND RECOMMENDATION</b>
No. 51 Rankin Street, Kondinin Zoned Residential R10/25	Vacant lot owned by Shire	Potential to construct two 2 x bedroom 2 x bathroom dwelling for WACHS in 2023/2024 financial year. Proposal endorsed by Council and Business Case currently being advertised and closed on the 16 <sup>th</sup> October 2023, with no formal submissions received.
No. 39 Repacholi Parade, Kondinin Zoned Residential	Vacant lot owned by Shire	Potential to construct one 4 x 2 brick similar to adjacent property.
No. 17 Jones Street, Kondinin Zoned Residential R10/25	Vacant lot owned by Shire	Potential to construct 3 x bedroom 2 x bathroom dwelling  Shire has received request to purchase from private resident subject to sale of own property. Property has now sold, but yet to receive formal offer.
Lot 330 Clayton Street, Hyden (portion of) Zoned Residential R10/25	Crown lot vested in the Shire leased to the Hyden Lions Club. Currently comprises 8 semi-detached aged care units. 6 original units subject to Joint Venture Agreement with the Department of Communities.	Potential to develop additional 2 x 1 aged care units  Look at community housing grant opportunities
No. 8 West Court, Kondinin (portion of) Zoned Residential R10/25	Crown lot vested in the Shire leased to the West Court Retirement Village. Currently comprises 8 semi-detached aged care units. 6 original units subject to Joint Venture Agreement with the Department of Communities.	Potential to development additional 2 x 1 aged care units  Look at community housing grant opportunities
No. 53 Rankin Street, Kondinin Zoned Residential R10/25	Vacant lot and under proceedings of the Local Government Act 1995.  Shire demolished house under provisions of Health Act 1911	Shire undertaking proceedings under the Local Government Act 1995 to auction property, scheduled for January 2024. Kondinin Community Recreation Council interested in property to construct WACHS housing.

<b>VACANT RESIDENTIAL LOTS</b>	<b>TENURE</b>	<b>COMMENT AND RECOMMENDATION</b>
19 Rankin Street (next to Ambulance), Kondinin Zoned Residential R10/25	Vacant lot and under proceedings of Local Government Act 1995  Shire demolished dwelling under provisions of Health Act 1911	Shire to undertake proceedings under the Local Government Act 1995 to auction property.
18 Howlett Street (corner Rankin) Street, Kondinin Zoned Residential R10/25	Vacant lot and under proceedings of Local Government Act 1995  Shire demolished dwelling under provisions of Health Act 1911	Shire to undertake proceedings under the Local Government Act 1995 to auction property.
Portion of rear of Lot 1590 Repacholi Parade, Kondinin Zoned Urban Development Access from Repacholi Parade	Currently part of farm land Lot 1590 Owner wishing to excise part of lot zoned 'Urban Development' and sell to Shire including the dam	Shire Administration have undertaken valuation and investigating options for the site in the medium term.
No. 43 (Lot 151) Radbourne Drive, Hyden	WA Land Authority (WA Development) 2742m2.	On reserve list with WA Development and included to purchase in 2023/2024 budget.



Housing Forward Program in Detail 2022/2023 to 2031/2032

LOT & STREET DESIGNATION	WORKS PROPOSED	2022/2023		2023/2024		2024/2025		2025/2026		2026/2027		2027/2028		2028/2029		2029/2030		2030/2031		2031/2032	
		MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP
		Sub Total																			
No. 37 (Lot 143) Radbourne Drive, Hyden <b>Works Crew - Riddell</b> Brick / Iron (1999)		7,000	-	7,350	-	7,718	5,000	8,103	-	8,509	-	8,934	-	9,381	10,000	9,850	-	10,342	-	10,859	-
Fixed	Water, Insurance, gas, ESL.	3,500		3,675		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
General	Maintenance	3,500		3,675		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
Capital	Provision								15,000												
Capital	Provision															10,000					
<b>Sub Total</b>		<b>7,000</b>	<b>-</b>	<b>7,350</b>	<b>-</b>	<b>7,718</b>	<b>-</b>	<b>8,103</b>	<b>15,000</b>	<b>8,509</b>	<b>-</b>	<b>8,934</b>	<b>-</b>	<b>9,381</b>	<b>-</b>	<b>9,850</b>	<b>10,000</b>	<b>10,342</b>	<b>-</b>	<b>10,859</b>	<b>-</b>
No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden <b>Works Crew - Hahn</b> Brick / Iron (2010)																					
Fixed	Water, Insurance, ESL.	3,500		3,675		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
General	Maintenance	2,500		2,625		2,756		2,894		3,039		3,191		3,350		3,518		3,694		3,878	
Capital	Provision														15,000						
Capital	Provision						10,000														
<b>Sub Total</b>		<b>6,000</b>	<b>-</b>	<b>6,300</b>	<b>-</b>	<b>6,615</b>	<b>10,000</b>	<b>6,946</b>	<b>-</b>	<b>7,293</b>	<b>-</b>	<b>7,658</b>	<b>-</b>	<b>8,041</b>	<b>15,000</b>	<b>8,443</b>	<b>-</b>	<b>8,865</b>	<b>-</b>	<b>9,308</b>	<b>-</b>
<b>STAFF HOUSING TOTAL</b>		<b>99,000</b>	<b>18,620</b>	<b>103,950</b>	<b>30,000</b>	<b>109,148</b>	<b>82,000</b>	<b>114,605</b>	<b>77,000</b>	<b>120,335</b>	<b>65,000</b>	<b>126,352</b>	<b>15,000</b>	<b>132,669</b>	<b>58,000</b>	<b>139,303</b>	<b>10,000</b>	<b>146,268</b>	<b>60,000</b>	<b>153,581</b>	<b>8,000</b>
<b>NON STAFF</b>																					
No. 28 (Lot 245) Repacholi Parade, Kondinin <b>School Principal</b> Brick / Iron (1970/80's)																					
Fixed	Water, insurance, ESL	3,500		3,675		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
General	Maintenance	5,500		5,775		6,064		6,367		6,685		7,020		7,371		7,739		8,126		8,532	
Capital	Bathroom Upgrade										15,000										
Capital	Painting						12,000														
Capital	Interior Flooring							10													
<b>Sub Total</b>		<b>9,000</b>	<b>-</b>	<b>9,450</b>	<b>-</b>	<b>9,923</b>	<b>12,000</b>	<b>10,419</b>	<b>10</b>	<b>10,940</b>	<b>15,000</b>	<b>11,487</b>	<b>-</b>	<b>12,061</b>	<b>-</b>	<b>12,664</b>	<b>-</b>	<b>13,297</b>	<b>-</b>	<b>13,962</b>	<b>-</b>
No. 32 (Lot 246) Repacholi Parade, Kondinin <b>Doctor</b> Brick / Iron (2013)																					
Fixed	Water, insurance, power, internet, septic	7,000		7,350		7,718		8,103		8,509		8,934		9,381		9,850		10,342		10,859	
General	Maintenance	3,000		3,150		3,308		3,473		3,647		3,829		4,020		4,221		4,432		4,654	
Capital	Provision										10,000								12,000		
<b>Sub Total</b>		<b>10,000</b>	<b>-</b>	<b>10,500</b>	<b>-</b>	<b>11,025</b>	<b>-</b>	<b>11,576</b>	<b>-</b>	<b>12,155</b>	<b>10,000</b>	<b>12,763</b>	<b>-</b>	<b>13,401</b>	<b>-</b>	<b>14,071</b>	<b>-</b>	<b>14,775</b>	<b>12,000</b>	<b>15,513</b>	<b>-</b>
No. 11 (Lot 255) Young Avenue, Kondinin <b>Pool Manager - Franich</b> Brick / Tile (1970)																					
Fixed	Water, Insurance, power, ESL	3,500		3,675		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
General	Maintenance	3,500		3,675		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
Capital	Provision						15,000														
Capital	Provision										10,000										
Capital	Provision													8,000							
<b>Sub Total</b>		<b>7,000</b>	<b>-</b>	<b>7,350</b>	<b>-</b>	<b>7,718</b>	<b>15,000</b>	<b>8,103</b>	<b>-</b>	<b>8,509</b>	<b>10,000</b>	<b>8,934</b>	<b>-</b>	<b>9,381</b>	<b>8,000</b>	<b>9,850</b>	<b>-</b>	<b>10,342</b>	<b>-</b>	<b>10,859</b>	<b>-</b>
No. 76 (Lot 44) Graham Street, Kondinin <b>Kondinin Hospital Staff - WACHS Lease</b> Brick / Iron (2010)																					
Fixed	Water, insurance, gas, ESL	3,500		3,675		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
General	Maintenance	6,500		6,825		7,166		7,525		7,901		8,296		8,711		9,146		9,603		10,084	
Capital	Flooring								12,000												
Capital	Provision													10,000							
<b>Sub Total</b>		<b>10,000</b>	<b>-</b>	<b>10,500</b>	<b>-</b>	<b>11,025</b>	<b>-</b>	<b>11,576</b>	<b>12,000</b>	<b>12,155</b>	<b>-</b>	<b>12,763</b>	<b>-</b>	<b>13,401</b>	<b>10,000</b>	<b>14,071</b>	<b>-</b>	<b>14,775</b>	<b>-</b>	<b>15,513</b>	<b>-</b>
<b>TOTAL NON STAFF</b>		<b>36,000</b>	<b>-</b>	<b>37,800</b>	<b>-</b>	<b>39,690</b>	<b>27,000</b>	<b>41,675</b>	<b>12,010</b>	<b>43,758</b>	<b>35,000</b>	<b>45,946</b>	<b>-</b>	<b>48,243</b>	<b>18,000</b>	<b>50,656</b>	<b>-</b>	<b>53,188</b>	<b>12,000</b>	<b>55,848</b>	<b>-</b>
<b>GRAND TOTAL</b>		<b>135,000</b>	<b>18,620</b>	<b>141,750</b>	<b>30,000</b>	<b>148,838</b>	<b>109,000</b>	<b>156,279</b>	<b>89,010</b>	<b>164,093</b>	<b>100,000</b>	<b>172,298</b>	<b>15,000</b>	<b>180,913</b>	<b>76,000</b>	<b>189,959</b>	<b>10,000</b>	<b>199,456</b>	<b>72,000</b>	<b>209,429</b>	<b>8,000</b>

<b>Responsible Department</b>	Chief Executive Officer
<b>Policy Owner</b>	Chief Executive Officer
<b>Resolution Number</b>	3947
<b>Resolution Date</b>	15 <sup>th</sup> June 2022
<b>Old Policy Number</b>	4.1.1 – 4.1.5
<b>Register of Delegations</b>	N/A
<b>Relevant Legislation</b>	Local Government Act 1995
<b>Link to Strategic Plan</b>	4.2 Manage the organisation in a responsible and accountable manner
<b>Guidelines</b>	N/A
<b>Next Review</b>	

### Objective

To provide clear expectations of employees occupying housing provided by the Shire as part of their employment agreement.

### Scope

This policy applies to all employees who are provided housing as part of their employment agreement.

### Policy

#### Tenancy Agreement

All Tenants are required to sign Council's Tenancy Agreement prior to occupying a Council owned house.

#### Standard of Gardens

All tenants in Shire Houses are expected to maintain a satisfactory standard of garden and if this standard is not kept to a satisfactory level, ~~met to the satisfaction of Council~~, the Chief Executive Officer is required to discuss the matter with the tenant.

#### Annual Inspection of Council houses

That an annual inspection of all Council Houses be carried out in Feb-May to ascertain the housing maintenance items that should be included in the next budget.

#### Building Alterations

That all tenants be advised that Council permission is required prior to any structural alterations being made to Shire Houses.

## **Water Consumption**

Council will bear the cost of Water Rates and Water Consumption (to 600Kls) on all Council residential properties occupied by a Shire employee, providing that the gardens are maintained to a satisfactory level

## **Rent Fees**

~~Rent Fees for staff who do not have their own home is to be based on 50% of the current market rent value as an incentive to attract employees to the Shire of Kondinin.~~

Rent Fees for staff housing will be addressed through the Fees and Charges section of the Budget Adoption process and reviewed annually. Rent will be on a sliding scale from the rent amount for a Staff 2 house based on 50% general market rent in Kondinin (noting that there is a vast difference between rental income between Kondinin and Hyden), and increasing with the improvements to the housing age and options to the Executive classification.

It should be noted that due to current practices with housing, the style of house does not indicate the position of the occupant of the house as staff have been given which ever house was available at the time.

Houses will be separated into 4 categories of style of housing pending on age, construction material, size of house, carport/garage or other factors which may be warranted.

General classification of housing level are:

### **Executive Housing:**

Houses under 30 years, brick construction (normally), 4x2 or 3x2, double/single garage, possible office.

94 Graham Street, Kondinin, 43 Repacholi Parade, Kondinin, 6 Hinck Street, Kondinin, 37 Radbourne Drive, Hyden.

### **Management Housing:**

Houses under 30 years, Brick construction (normally), 4x2 or 3x2 with carport.

41 Repacholi Parade, Kondinin, 84 Graham Street, Kondinin, 30 Repacholi Parade, Kondinin.

### **Staff Housing 1:**

Houses generally over 30 years construction or constructed from materials other than brick, 4x2 or 3x2 with carport

21 Young Avenue, Kondinin, 2 Hynes Street, Hyden, 37 Smith Loop, Hyden, 11 Young Avenue, Kondinin, 76 Graham Street, Kondinin.

### **Staff Housing 2:**

Houses over 50 years on construction, or other materials, 3x1 or 2x1.

4 Wignell Street, Kondinin, 46 Graham Street, Kondinin, 51 Jones Street, Kondinin

Staff rebate/rent reduction

The maximum rent reduction for staff housing is \$70 per week for all houses.

In order to ensure that all staff receive a similar reward (reduced rent is considered a reward for services) staff who own and inhabit their own homes will be entitled to a Housing Allowance of \$70 to the reduce rent paid by staff in Shire housing. This allowance is only available for one (1) member per household. Subsidy is the be pro-rata based for casual/part time staff.

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Policy End

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Assess No	Description	Lot No	House No.	Street Name	Suburb	GRV/CV	UV/SV	Rent p/w based on GRV	less \$70/50% subsidy
A111	NON-RATEABLE	283	41	REPACHOLI	KONDININ	<b>9776.00</b>		188.00	118.00
A61	NON-RATEABLE	97	51	JONES	KONDININ	<b>7072.00</b>		136.00	68.00
A7003	NON-RATEABLE	210	4	WIGNELL	KONDININ	<b>5512.00</b>		106.00	53.00
A7004	NON-RATEABLE	252	21	YOUNG	KONDININ	<b>7800.00</b>		150.00	80.00
A7005	NON-RATEABLE	44	76	GRAHAM	KONDININ	<b>7904.00</b>		152.00	82.00
A7008	NON-RATEABLE	130	94	GRAHAM	KONDININ	<b>no valuation</b>			
A7011	NON-RATEABLE	223	46	GRAHAM	KONDININ	<b>5044.00</b>		97.00	48.50
A7021	NON-RATEABLE	125	84	GRAHAM	KONDININ	<b>8424.00</b>		162.00	92.00
A7055	NON-RATEABLE	284	43	REPACHOLI	KONDININ	<b>no valuation</b>			
A7501	NON-RATEABLE	143	37	RADBOURNE	HYDEN	<b>12740.00</b>		245.00	175.00
A758	NON-RATEABLE	2	2	HYNES	HYDEN	<b>12480.00</b>		240.00	170.00
A820	NON-RATEABLE	161	37	SMITH	HYDEN	<b>no valuation</b>			
A7053	NON-RATEABLE	243	6	HINCK STREET	KONDININ	<b>9464.00</b>		182.00	112.00
A7012	NON-RATEABLE	255	11	YOUNG AVENUE	KONDININ	<b>6968.00</b>		134.00	67.00