HOUSING REPLACMENT PLAN 2023 – 2033 – WORKING COPY (as at December 2023)

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
No. 6 (Lot 243) Hinck Street, Kondinin Constructed c. 1998 Brick and Iron 4 x Bedroom 2 x Bathroom plus office Corner Block Large Landscaped Yard Garage Lockable Shed	Fair Value \$276,000 Replacement Value \$580,000 (2023 Valuation) Executive Contract until September 2023 (all rent and utilities covered by Shire) Doctor Contract (all rent and utilities covered by Shire) \$6,380 (2020-21 Budget Actuals) \$11,778.55 (2021-22 Budget Actuals) \$9,700.82 (2022 – 23 Budget) Capital Improvements / Major Maintenance - Painted (2017) - Carpeted (2017) - New A/C System (2022)	 Good condition and structurally sound. Generally 3 - 5 year same tenant occupancy period RECOMMENDATION Continue to maintain and undertake minor capital improvements over next 10 years 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
No. 84 (Lot 125) Graham Street, Kondinin Constructed c. 2008 Brick and Iron 3 x Bedroom 2 x Bathroom Large yard (not landscaped) Carport only	Fair Value \$265,000 Replacement Value \$360,000 (2023 valuation) Executive Contract (Rent and Utilities included in contract) \$6,667.41 (2020-21 Budget Actuals) \$4,148.53 (2021-22 Budget Actuals) \$6,453.69 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance - Carpets 2019	Good condition and structurally sound. Generally 5 year plus same tenant occupancy period RECOMMENDATION Continue to maintain and undertake minor capital improvements over next 10 years

HOUSE	VALUE AND COSTS	COMMENT / RECOMMENDATIONS
No. 43 (Lot 284) Repacholi Parade, Kondinin Brick and Iron	Fair Value \$280,000 Replacement Value \$ 580,000 (2023 valuation)	 Good condition and structurally sound. Generally 5 year plus same tenant occupancy period
Constructed c. 2003 4 x Bedroom 2 x Bathroom Lockable Garage Landscaped Yard	Executive Contract (Only utilities included in contract) Tenant pays \$70 per week) \$7,350 (2020-21 Budget Actuals) \$7,403.13 (2021-22 Budget Actuals) \$8,105.57 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance - Basic Landscaping (2020)	RECOMMENDATION - Undertake valuation – COMPLETED - Consider sale of property dependent on offer - Use proceeds of sale for future housing development
No. 30 (Lot 246) Repacholi Parade, Kondinin Constructed c. 2013 3 Bedroom 2 Bathroom Lockable Garage Landscape Yard	Fair Value \$265,000 Replacement Value \$395,000 (2023 valuation) Doctor Contract until October 2023 (all rent and utilities included) New tenancy agreement for private rental from October 2023 \$7,829 (2020-21 Budget Actuals) \$12,649.68 (2021-22 Budget Actuals) \$12,532.23 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance - Upgrade to ACU system (Septic) (2022)	 Good condition and structurally sound. Same tenant since 2016 RECOMMENDATION Undertake valuation – COMPLETED Arrange new tenant agreement with current tenant in 2023 – COMPLETED (6 month lease) Consider sale of property dependent on offer Use proceeds of sale for future housing development

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
No. 11 (Lot 255) Young Avenue, Kondinin Constructed c. 1970 3 x Bedroom 2 x Bathroom plus out house with toilet Basic Yard mostly lawn in rear yard	Fair Value \$166,000 Replacement Value \$410,000 (2023 valuation) Pool Manager Contract (pays power) \$5,673.62 (2020-21 Budget Actuals)	 Poor condition and structurally unsound. Same tenant since 2015 (during pool season) RECOMMENDATION Either look to sell or demolish and rebuild new 4 x 2 bedroom house on same lot in medium term
	\$11,305.89 (2021-22 Budget Actuals) \$3,976.74 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance -Replacement of bedroom ceiling 2023	
No. 4 (Lot 210) Wignell Street, Kondinin Constructed c. 1965 Former State Housing purchased by Shire 1991 3 x Bedroom 1 x Bathroom	Fair Value \$120,000 Replacement Value \$232,000 (2023 valuation) Non-Executive Tenant (Tenant pays \$70 per rent and utilities (exc.	 Poor condition and structurally unsound. Same tenant for over 10 years Significant works to bathroom and kitchen if were to re-tenant
Basic Yard Car Port only	water) \$1,206.62 (2020-21 Budget Actuals) \$2,957.96 (2021-22 Budget Actuals) \$4,075 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance - Upgrades to Air Conditioning units	RECOMMENDATION - Basic maintenance until current tenant vacates property - To demolish and re-build 2 x 2 bedroom house when current tenant vacates property or sell property

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 41 (Lot 283) Repacholi Parade,	Fair Value \$275,000	- Good condition and structurally sound.
<u>Kondinin</u>	Replacement Value \$ 440,000	- Same tenant since 2020
	(2023 valuation)	
Constructed c. 2018	Non-Executive Tenant	RECOMMENDATION
4 x Bedroom 2 x Bathroom	(Tenant pays \$70 per week and all utilities	- Continue to maintain and undertake minor
Basic Landscaped Yard Carport Only	ex. Water)	capital improvements over next 10 years
Carport Only	\$5,392.72(2020-21 Budget Actuals)	
	\$5,971.93 (2021-22 Budget Actuals)	
	\$4,648.53 (2022 – 23 Budget Actuals)	
	, , , , , , , , , , , , , , , , , , , ,	
	Capital Improvements / Major Maintenance	
	- Jarradale Wood Fire (2021)	
No. 21 (Lot 252) Young Avenue,	Fair Value \$285,000	- Good condition and structurally sound.
Kondinin	Replacement Value \$440,000	- Same tenant for over 10 years
	(2023 valuation)	,
4 x Bedroom 2 x Bathroom		RECOMMENDATION
Brick and Iron	Non-Executive Tenant	 Continue to maintain and undertake minor
Carport Only	(Tenant pays \$70 per week, plus all utilities	capital improvements over next 10 years
Un-landscaped yard	exc. Water)	- If change of tenant undertake major capital
	\$1,746.71	improvements including upgrade to bathrooms, painting, window treatments,
	(2020-21 Budget Actuals)	landscaping.
	\$3,401.11	- Carport upgrade to be undertaken
	(2021-22 Budget Actuals)	- Install garden shed for storage
	\$4,402.70	ů ů
	(2022 – 23 Budget Actuals)	
	Conital Improvements / Major Majortos asse	
	Capital Improvements / Major Maintenance Nil	
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HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
No. 37 (Lot 143) Radbourne Drive,	Fair Value \$270,000	- Good condition and structurally sound.
<u>Hyden</u>	Replacement Value \$510,000 (2023 valuation)	- Same tenant since 2020
Constructed c. 1999	Non-Executive Tenant	RECOMMENDATION
4 x Bedroom 2 x Bathroom Lockable Garage Un-landscaped Yard	(Tenant pays \$70 per week and utilities exc. Water)	Continue to maintain and undertake minor capital improvements over next 10 years
	\$6,644.29 (2020-21 Budget Actuals) \$6,808.63 (2021-22 Budget Actuals) \$5,418 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance - Jarradale Wood fire	
No. 76 (Lot 44) Graham Street, Kondinin Constructed c. 2010 Brick and Iron 3 x Bedroom 2 x Bathroom Lockable Garage Large yard with part now landscaped	Fair Value \$265,000 Replacement Value: \$395,000 (2023 valuation) External Periodic Lease (Tenant (WACHS) currently pays \$480 per week & all utilities exc. \$10,450.1 (2020-21 Budget Actuals) \$23,560.49 (2021-22 Budget Actuals) \$13,910.65 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance - Internal Painting (2021) - Garden Landscape (2022)	 Good condition and structurally sound. leased to WACHS since 2022 after long-term tenants RECOMMENDATION Continue to maintain and undertake minor capital improvements over next 10 years Continue to lease to WACHS until additional houses are constructed in Kondinin through WACHS investment partnership program.

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 35 (Lot 161) Smith Loop, Hyden	Fair Value \$171,000	- Good condition and structurally OK.
	Replacement Value \$260,000	- Same tenant since 2022
Constructed c. 1999 (transportable)	(2020 valuation)	
3 x Bedroom 2 x Bathroom	Non-Executive Tenant	RECOMMENDATION
Basic Landscaping	(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) Capital Improvements / Major Maintenance - Nil	Continue to maintain and undertake minor capital improvements over next 10 years
No. 28 (Lot 245) Repacholi Parade,	Fair Value \$238,000	- Whilst old, in good condition and structurally
<u>Kondinin</u>	Replacement Value \$275,000	sound.
Constructed c. 1980	(2023 valuation)	- Shire purchased in 2016 to be leased to
3 x Bedroom 1 x Bathroom	School Principal	GROH to support the Kondinin Primary
Outhouse with power	(GROH pays \$380 per week and utilities	School
Brick and Tile	exc. Water)	DECOMMENDATION
Carport Only Landscaped	\$11,1158	RECOMMENDATION
Lanuscapeu	(2020-21 Budget Actuals)	 Continue to maintain and undertake minor capital improvements over next 10 years
	\$2,409	- Continue to lease as GROH house to
	(2021-22 Budget Actuals)	support Kondinin Primary School
	\$6,888,48	Support Rondinin Frimary School
	(2022 – 23 Budget)	
	(= = = = = = = = = = = = = = = = = = =	
	Capital Improvements / Major Maintenance	
	- Nil	

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 4 (Lot 169) Hynes Street, Hyden Constructed c. 2007 Brick and Iron 3 x Bedroom 2 x Bathroom	Fair Value \$170,000 Replacement Value \$360,000 (2023 valuation)	 Good condition and structurally sound. Same tenant for around 10 years Strata Lot
Carport Only	Non-Executive Tenant	RECOMMENDATION
Limited Landscaping	(Tenant pays \$70 per week and utilities exc. Water)	 Continue to maintain and undertake minor capital improvements over next 10 years
	\$2,409 (2020-21 Budget Actuals) \$2706 (2021-22 Budget Actuals) \$2,745.16 (2022 – 23 Budget)	
	Capital Improvements / Major Maintenance - Nil	
No. 51 Jones Street, Kondinin Constructed c. 1977 3 Bedroom 1 Bathroom	Fair Value \$114,000 Replacement Value \$190,000 (2023 valuation)	 Whilst old, in good condition and structurally sound. Shire purchased in 2021 for Shire outdoor crew
	Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water)	 Bathroom needs upgraded Kitchen is small and in need of upgrading
	\$N/A (2020-21 Budget Actuals) \$2,857.73 (2021-22 Budget Actuals) \$3,676.02 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance	RECOMMENDATION - Continue to maintain and undertake minor capital improvements over next 10 years - Upgrade bathroom in short term - Upgrade kitchen in the medium term - House too small for current tenants – would like to be able to provide this family with a bigger Shire house

	- Nil	
HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 94 (Lot 130) Graham Street, Kondinin Constructed c. 1999 Brick and Iron 3 x Bedroom (plus study) 2 x Bathroom	Fair Value \$275,000 Replacement Value: \$490,000 (2023 valuation) Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water) \$2,517 (2020-21 Budget Actuals) \$9,882.43 (2021-22 Budget Actuals) \$6,789.69 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance - Carpet (2021)	 Good condition and structurally sound. Same tenant for over 10 years RECOMMENDATION Continue to maintain and undertake minor capital improvements over next 10 years
No. 46 (Lot 223) Graham Street, Kondinin Constructed c. 1969 3 x Bedroom 1 x Bathroom Original Bathroom	Fair Value \$120,000 Replacement Value \$204,000 (2023 valuation) Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water) Capital Improvements - Carpet (2020) \$6,884.37 (2020-21 Budget Actuals) \$2,613 (2021-22 Budget Actuals) \$4,938 (2022 – 23 Budget)	 Poor to average condition and structurally OK. High turnover of tenants over last 10 years Ceilings have been replaced in bathroom and the living area in 2023 RECOMMENDATION Continue to maintain and undertake minor capital improvements over next 5 years Consider to sell and/or demolish for new dwelling by 2028

Capital Improvements / Major Maintenance Kitchen upgraded 2012	

VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION
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 th 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	Potential to develop additional 2 x 1 aged care units
Zoried Residential Pero/20	care units. 6 original units subject to Joint Venture Agreement with the Department of Communities.	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	Potential to development additional 2 x 1 aged care units
	care units. 6 original units subject to Joint Venture Agreement with the Department of Communities.	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.
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VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION
19 Rankin Street (next to Ambulance),	Vacant lot and under proceedings of Local	Shire to undertake proceedings under the Local
Kondinin	Government Act 1995	Government Act 1995 to auction property.
Zoned Residential R10/25		
	Shire demolished dwelling under provisions of Health Act 1911	
18 Howlett Street (corner Rankin) Street,	Vacant lot and under proceedings of Local	Shire to undertake proceedings under the Local
Kondinin	Government Act 1995	Government Act 1995 to auction property.
Zoned Residential R10/25		
	Shire demolished dwelling under provisions of Health Act 1911	
Portion of rear of Lot 1590 Repacholi	Currently part of farm land Lot 1590	Shire Administration have undertaken valuation
Parade, Kondinin	Owner wishing to excise part of lot zoned	and investigating options for the site in the medium
Zoned Urban Development	'Urban Development' and sell to Shire	term.
Access from Repacholi Parade	including the dam	
No. 43 (Lot 151) Radbourne Drive,	WA Land Authority (WA Development)	On reserve list with WA Development and included
Hyden	2742m2.	to purchase in 2023/2024 budget.

LOT & STREET																				
DESIGNATION	WORKS PROPOSED	2022/2023		2023/2024		2024/2025		2025/2026		2026/2027		2027/2028	2028/202		2029/2030	20	30/2031		2031/2032	
		MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAP	MTCE	CAP MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CA
	STAFF																			
No. 6 (Lot 243) Hinck Street, Kondinin Chief Executive Officer - Doctor																				
Brick / Iron (1998)																				-
Fixed	Water, power, insurance, ESL	9,000		9,450		9,923		10,419		10,940		11,487	12,061		12,664		13,297		13,962	
General	Maintenance	6,000		6,300		6,615		6,946		7,293		7,658	8,041		8,443		8,865		9,308	
Capital	A/C Upgrade Patio Extension		18,620				22,000													
Capital Capital	Provision						22,000				10,000							15,000		
	Sub Total	15,000	18,620	15,750	0	16,538	22,000	17,364	0	18,233	10,000	19,144	0 20,101	0	21,107	0	22,162	15,000	23,270	0
No. 21 (Lot 252) Young Avenue, Kondinin																				
Works Crew - Lucas Brick / Iron (1988)		_																		
Fixed	Water, insurance, ESL	2,500		2,625		2,756		2,894		3,039		3,191	3,350		3,518		3,694		3,878	
General	Maintenance	4,500		4,725		4,961		5,209		5,470		5,743	6,030		6,332		6,649		6,981	
Capital	Paint Interior						10,000													
Capital	Garden Shed Carport / Patio Replaced				5,000				40.000											
Capital Capital	Improvements - Replace floor covering								10,000		15,000									
Сарка	Sub Total	7,000	0	7,350	5,000	7,718	10,000	8,103	10,000	8,509	15,000	8,934	0 9,381	0	9,850	0	10,342	0	10,859	
No. 84 (Lot 125) Graham Street, Kondinin																				•
Manager Corporate Services - Bugna																				
Brick / Iron (2008) Fixed	Water, insurance, power, 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	0,000		2,0.0		-,000		.,002	10,000	.,20 .		.,	.,500		.,020		-,	†	2, .00	
Captial	Provision													12,000			10.5			_
No. 04 (Lot 120) Craham Street	Sub Total	7,000	-	7,350	-	7,718	-	8,103	10,000	8,509	-	8,934	- 9,381	12,000	9,850	-	10,342	-	10,859	-
No. 94 (Lot 130) Graham Street Admin Officer / Works Crew - Valenta												 		+ -				+	+	
Brick / Iron (1999)																				
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	10,500		11,025	45.000	11,576		12,155		12,763		13,401	14,071		14,775		15,513		16,289	
Capital Capital	Internal Painting Provision				15,000									10,000						
Capital	Provision								15,000					10,000						
	Sub Total	14,000	-	14,700	15,000	15,435	-	16,207	15,000	17,017	-	17,868	- 18,761	10,000	19,699	-	20,684	-	21,719	-
No. 46 (Lot 223) Graham Street, Kondinin																				
Works Crew - Jones Asb / Iron (1969)																				
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	Paint Interior				10,000						20.000									
Capital	Bathroom Upgrade Sub Total	7,000	_	7,350	10,000	7,718	-	8,103		8,509	20,000 20,000	8,934	- 9,381	_	9,850	-	10,342	15,000	10,859	
No. 41 (Lot 283) Repacholi Parade, Kondinin	- Cub Total	1,000		.,,,,,	.0,000	.,		0,.00		0,000	20,000	5,55.	0,00		3,333			.0,000	.0,000	
Depot Admin - Wright																				
Brick / Iron (2003)																				
Fixed General	Water, Insurance, gas, ESL Maintenance	3,500 3,500		3,675 3,675		3,859 3,859		4,052 4,052		4,254 4,254		4,467 4,467	4,690 4,690		4,925 4,925		5,171 5,171		5,430 5,430	
Capital	Provision	3,300		3,073		3,009		4,032		4,234		4,407	4,090		4,923	10,000	3,171		5,430	
Capital	Provision								15,000					8,000						8,000
	Sub Total	7,000	-	7,350	-	7,718	-	8,103	15,000	8,509	-	8,934	- 9,381	8,000	9,850	10,000	10,342	-	10,859	8,000
No. 4 (Lot 210) Wignell Street, Kondinin		_																		
Works Crew - White Asb / Iron (1950-60's)																				
Fixed	Water, Insurance, ESL.	2,000		2,100		2,205		2,315		2,431		2,553	2,680		2,814		2,955		3,103	
General	Maintenance	2,000		2,100		2,205		2,315		2,431		2,553	2,680		2,814		2,955		3,103	
Capital	Bathroom Upgrade								15,000									45.000		
Capital	Provision Sub Total	4,000	-	4,200	_	4,410	_	4,631	15,000	4,862		5,105	- 5,360	-	5,628	-	5,910	15,000 15,000	6,205	
No. 43 (Lot 284) Repacholi Parade, Kondinin	- Can Total	4,000		7,200		7,410	 	7,031	13,000	7,002		5,105	3,300	+	3,020		5,515	.0,000	0,203	
Manger of Works - Burgess																				·
Brick / Iron					-	-					-									-
Fixed	Water, Insurance, Power, Gas, ESL Maintenance	4,000		4,200		4,410		4,631 3.473		4,862		5,105	5,360 4,020		5,628		5,910		6,205	
General Capital	Flooring	3,000		3,150		3,308	10,000	3,4/3	+	3,647		3,829	4,020		4,221		4,432	+	4,654	
Capital	Painting						10,000						15,000							
	Sub Total	7,000	-	7,350	-	7,718	10,000	8,103	-	8,509	-	8,934	15,000 9,381	-	9,850	-	10,342	-	10,859	
No. 51 (Lot 97) Jones Street, Kondinin																				
Works Crew - Bennell Brick / Tile (1975)																		-	-	
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	3,500		3,675		3,859		4,052		4,254		4,467	4,690		4,925		5,171		5,430	
Capital	Bathroom Upgrade						20,000						-							
Capital	Provision Sub Total	7.000		7.050		7 740	20.000	8,103		8,509	10,000	9.024	- 9,381		9,850		10 242	15,000	40.050	
No. 35 (Lot 161) Smith Loop, Hyden	JUD TOTAL	7,000	-	7,350	-	7,718	20,000	8,103	-	8,509	10,000	8,934	- 9,381	-	9,850	-	10,342	15,000	10,859	-
Community Development Officer - Thomas								+	+					+ +				+	+	-
Transportable (2012)																				
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 Capital	Maintenance Provision	3,500		3,675		3,859	5,000	4,052		4,254		4,467	4,690	10,000	4,925		5,171		5,430	
	Frovision ad-1-17806126545002210690.octo\8b5da67d-eb	1 4500 0045	 h6oEbd1E0	l Zo vlov		I	3,000	- 1	I			ı l	I	10,000	I	I	J	I	- 1	

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

LOT & STREET DESIGNATION No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General	WORKS PROPOSED Sub Total	2022/2023 MTCE 7,000	CAPITAL	2023/2024 MTCE	CAPITAL	2024/2025 MTCE	CAPITAL	2025/2026 MTCE		2026/2027		2027/2028		2028/2029		2029/2030		2030/2031		2031/2032	
No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General		MTCE	CAPITAL		CAPITAL		CARITAL													2031/2032	
Works Crew - Riddell Brick / Iron (1999) Fixed General	Sub Total		CAPITAL	MTCE	CAPITAL	MTCE	CADITAL	MITCE													
Works Crew - Riddell Brick / Iron (1999) Fixed General	Sub Total	7 000				III.I OL	CAFITAL	MICE	CAPITAL	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CA
Works Crew - Riddell Brick / Iron (1999) Fixed General		7,000	-	7,350	-	7,718	5,000	8,103	-	8,509	-	8,934	-	9,381	10,000	9,850	-	10,342	-	10,859	-
Brick / Iron (1999) Fixed General																					
Fixed General																					
General																					
	Water, Insurance, gas, ESL.	3,500		3,675		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
	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				
	Sub Total	7,000	-	7,350	-	7,718	-	8,103	15,000	8,509	-	8,934	-	9,381	-	9,850	10,000	10,342	-	10,859	-
No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden																					
Works Crew - Hahn																					
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														
	Sub Total	6,000	-	6,300	-	6,615	10,000	6,946	-	7,293	-	7,658	-	8,041	15,000	8,443	-	8,865	-	9,308	-
									T								T				
	STAFF HOUSING TOTAL	99,000	18,620	103,950	30,000	109,148	82,000	114,605	77,000	120,335	65,000	126,352	15,000	132,669	58,000	139,303	10,000	146,268	60,000	153,581	8,00
	NON STAFF	33,000	10,020	100,000	30,000	103,140	02,000	114,003	77,000	120,000	03,000	120,332	13,000	102,009	30,000	133,303	10,000	140,200	00,000	100,001	0,00
N 00 (1 + 045) B 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	NUN STAFF																				
No. 28 (Lot 245) Repacholi Parade, Kondinin																					
School Principal																					
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												
	Sub Total	9,000	-	9,450	-	9,923	12,000	10,419	10	10,940	15,000	11,487	-	12,061	-	12,664	-	13,297	-	13,962	
No. 32 (Lot 246) Repacholi Parade, Kondinin																					
Doctor																					
Brick / Iron (2013)	NA · ·																				
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	40.000	3,829		4,020		4,221		4,432	40.000	4,654	
Capital	Provision										10,000								12,000		
No. 44 (1 of 055) Version Access (4 of 1 of	Sub Total	10,000	-	10,500	-	11,025	-	11,576		12,155	10,000	12,763	-	13,401	-	14,071	-	14,775	12,000	15,513	
No. 11 (Lot 255) Young Avenue, Kondinin																					
Pool Manager - Franich																					
Brick / Tile (1970)	Weter leaves and 501	0.500		0.075				4.252										F 1-1		5 100	
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 Conital	Maintenance	3,500		3,675		3,859	45.000	4,052		4,254		4,467		4,690		4,925		5,171		5,430	
Capital	Provision						15,000				40.000				-				-		
Capital	Provision										10,000				0.000						
Capital	Provision	7.000		7.050		7.740	45.000	0.400		0.500	40.000	0.004		0.004	8,000	0.050		40.242		10.050	
No. 76 (Lot 44) Graham Street, Kondinin	Sub Total	7,000	-	7,350	-	7,718	15,000	8,103	-	8,509	10,000	8,934	-	9,381	8,000	9,850	-	10,342	-	10,859	-
Kondinin Hospital Staff - WACHS Lease																			-		
Brick / Iron (2010)																					
Fixed	Water, insurance, gas, ESL	3,500		3,675		3,859		4,052		4,254		4,467		4.000		4.005		E 474		E 400	
General General	Maintenance	6,500		6,825		7,166		7,525		7,901		8,296		4,690		4,925 9,146		5,171 9,603	+	5,430 10,084	
		6,500		0,825		7,166		1,525	40.000	7,901		8,296		8,711		9,146		9,603		10,084	
Capital	Flooring						-		12,000						10.000						
Capital	Provision	40.000		40 500		44.005		11.570	42.000	40.455		40.700		42.404	10,000	44.074		44.775		15 540	
<u> </u>	Sub Total	10,000	-	10,500	-	11,025	-	11,576	12,000	12,155	-	12,763	-	13,401	10,000	14,071	-	14,775	-	15,513	-
	TOTAL NON STAFF																				
	TOTAL NON STAFF	36,000	-	37,800	-	39,690	27,000	41,675	12,010	43,758	35,000	45,946	-	48,243	18,000	50,656	-	53,188	12,000	55,848	-
	TOTAL HOR GIALL																				
	TOTAL HOR OTALL	,			•	•	•					•	•	•	<u> </u>					•	
	GRAND TOTAL	135,000	18,620	141,750	30,000	148,838	109,000	156,279	89,010	164,093	100,000	172,298	15,000	180,913	76,000	189,959	10,000	199,456	72,000	209,429	8,00

Staff Housing STAFF-004

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

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 <u>kept to a satisfactory level</u>, <u>met to the satisfaction of Council</u>, 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, <u>providing that the gardens are maintained to a satisfactory</u> 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.

<u>94 Graham Street, Kondinin, 43 Repacholi Parade, Kondinin, 6 Hinck Street, Kondinin, 37 Radbourne</u> <u>Drive, Hyden.</u>

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.

Policy End			

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