## HOUSING REPLACMENT PLAN 2023 – 2033 – WORKING COPY (as at March 2024)

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
HOUSENo. 6 (Lot 243) Hinck Street, KondininConstructed c. 1998Brick and Iron4 x Bedroom 2 x Bathroom plus officeCorner BlockLarge Landscaped YardGarageLockable Shed	<ul> <li>Fair Value \$276,000</li> <li>Replacement Value \$580,000</li> <li>(2023 Valuation)</li> <li>Executive Contract until September 2023</li> <li>(all rent and utilities covered by Shire)</li> <li>Doctor Contract (all rent and utilities covered by Shire)</li> <li>\$6,380 (2020-21 Budget Actuals)</li> </ul>	<ul> <li>Good condition and structurally sound.</li> <li>Generally 3 - 5 year same tenant occupancy period</li> <li>RECOMMENDATION         <ul> <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</li> </ul> </li> </ul>
	<ul> <li>\$11,778.55 (2021-22 Budget Actuals)</li> <li>\$9,700.82 (2022 – 23 Budget)</li> <li>Capital Improvements / Major Maintenance <ul> <li>Painted (2017)</li> <li>Carpeted (2017)</li> <li>New A/C System (2022)</li> </ul> </li> </ul>	to undertake works in 2024
<u>No. 84 (Lot 125) Graham Street,</u> <u>Kondinin</u> 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	<ul> <li>Good condition and structurally sound.</li> <li>Generally 5 year plus same tenant occupancy period</li> <li>RECOMMENDATION         <ul> <li>Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul> </li> </ul>
	Capital Improvements / Major Maintenance - Carpets 2019	

HOUSE	VALUE AND COSTS	COMMENT / RECOMMENDATIONS
<u>No. 43 (Lot 284) Repacholi Parade,</u> <u>Kondinin</u> Brick and Iron	Fair Value \$280,000 Replacement Value \$ 580,000 (2023 valuation)	<ul> <li>Good condition and structurally sound.</li> <li>Generally 5 year plus same tenant occupancy period</li> </ul>
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)	<ul> <li>RECOMMENDATION <ul> <li>Undertake valuation – COMPLETED</li> <li>Consider to sell in medium term if offer arises again</li> <li>Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul> </li> </ul>
<u>No. 30 (Lot 246) Repacholi Parade.</u> <u>Kondinin</u> 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)	<ul> <li>Good condition and structurally sound.</li> <li>Same tenant since 2016</li> <li>RECOMMENDATION <ul> <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> </li> <li>NB* - currently under private rental until May 2024 where matter will be reconsidered.</li> </ul>

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
<u>No. 11 (Lot 255) Young Avenue,</u> <u>Kondinin</u> 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) \$11,305.89 (2021-22 Budget Actuals) \$3,976.74 (2022 – 23 Budget Actuals) Capital Improvements / Major Maintenance -Replacement of bedroom ceiling 2023	<ul> <li>Poor condition and structurally unsound.</li> <li>Same tenant since 2015 (during pool season)</li> <li>RECOMMENDATION</li> <li>Either look to sell or demolish and rebuild new 4 x 2 bedroom house on same lot in medium term</li> </ul>
No. 4 (Lot 210) Wignell Street, Kondinin Constructed c. 1965 Former State Housing purchased by Shire 1991 3 x Bedroom 1 x Bathroom Basic Yard Car Port only	Fair Value \$120,000 Replacement Value \$232,000 (2023 valuation) Non-Executive Tenant (Tenant pays \$70 per rent and utilities (exc. 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	<ul> <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> <li>RECOMMENDATION <ul> <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> </li> </ul>

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 (2023 valuation)	- Same tenant since 2020
Constructed c. 2018	Non-Executive Tenant	RECOMMENDATION
4 x Bedroom 2 x Bathroom Basic Landscaped Yard Carport Only	(Tenant pays \$70 per week and all utilities ex. Water) \$5,392.72(2020-21 Budget Actuals) \$5,971.93 (2021-22 Budget Actuals) \$4,648.53 (2022 – 23 Budget Actuals)	- Continue to maintain and undertake minor capital improvements over next 10 years
	Capital Improvements / Major Maintenance - Jarradale Wood Fire (2021)	
<u>No. 21 (Lot 252) Young Avenue,</u> <u>Kondinin</u> 4 x Bedroom 2 x Bathroom Brick and Iron Carport Only Un-landscaped yard	<ul> <li>Fair Value \$285,000 <ul> <li>Replacement Value \$440,000</li> <li>(2023 valuation)</li> </ul> </li> <li>Non-Executive Tenant <ul> <li>(Tenant pays \$70 per week, plus all utilities exc. Water)</li> </ul> </li> <li>\$1,746.71 <ul> <li>(2020-21 Budget Actuals)</li> <li>\$3,401.11</li> <li>(2021-22 Budget Actuals)</li> <li>\$4,402.70</li> <li>(2022 – 23 Budget Actuals)</li> </ul> </li> <li>Capital Improvements / Major Maintenance Nil</li> </ul>	<ul> <li>Good condition and structurally sound.</li> <li>Same tenant for over 10 years</li> <li>RECOMMENDATION <ul> <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> <li>Air Con needs upgrading in 2024/25 financial year</li> </ul> </li> </ul>

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	- Same tenant since 2020
Constructed a 1000	(2023 valuation)	
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)	<ul> <li>Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
	\$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	Fair Value \$265,000	- Good condition and structurally sound.
Constructed c. 2010	Replacement Value: \$395,000	<ul> <li>leased to WACHS since 2022 after long-</li> </ul>
Brick and Iron	(2023 valuation)	term tenants
3 x Bedroom 2 x Bathroom		
Lockable Garage	External Periodic Lease	RECOMMENDATION
Large yard with part now landscaped	(Tenant (WACHS) currently pays \$480 per	- Continue to maintain and undertake minor
	week & all utilities exc.	capital improvements over next 10 years
	\$10,450.1	- Continue to lease to WACHS until additional
	(2020-21 Budget Actuals)	houses are constructed in Kondinin through
	\$23,560.49	WACHS investment partnership program.
	(2021-22 Budget Actuals)	
	\$13,910.65 <sup>′</sup>	
	(2022 – 23 Budget Actuals)	
	Capital Improvements / Major Maintenance	
	- Internal Painting (2021)	
	- Garden Landscape (2022)	
	- Basic Fit Out (2021)	

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 35 (Lot 161) Smith Loop, Hyden	Fair Value \$171,000	<ul> <li>Good condition and structurally OK.</li> </ul>
	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	<ul> <li>Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
No. 28 (Lot 245) Repacholi Parade,	Fair Value \$238,000	- Whilst old, in good condition and structurally
Kondinin	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 Brick and Tile	(GROH pays \$380 per week and utilities exc. Water)	School
Carport Only		RECOMMENDATION
Landscaped	\$11,1158	- Continue to maintain and undertake minor
	(2020-21 Budget Actuals)	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	
	(2022 – 23 Budget)	
	Capital Improvements / Major Maintenance - Nil	

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 4 (Lot 169) Hynes Street, Hyden	Fair Value \$170,000	- Good condition and structurally sound.
Constructed c. 2007	Replacement Value \$360,000	<ul> <li>Same tenant for around 10 years</li> </ul>
Brick and Iron	(2023 valuation)	- Strata Lot
3 x Bedroom 2 x Bathroom		
Carport Only	Non-Executive Tenant	RECOMMENDATION
Limited Landscaping	(Tenant pays \$70 per week and utilities exc. Water)	<ul> <li>Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
	\$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	Fair Value \$114,000	- Whilst old, in good condition and structurally
Constructed c. 1977	Replacement Value \$190,000	sound.
3 Bedroom 1 Bathroom	(2023 valuation)	<ul> <li>Shire purchased in 2021 for Shire outdoor crew</li> </ul>
	Non-Executive Tenant	<ul> <li>Basic bathroom upgrade has been</li> </ul>
	(Tenant pays \$70 per week and utilities exc.	undertaken in between tenants
	Water)	<ul> <li>Kitchen is small and in need of upgrading</li> </ul>
		- Family moved out in January 2024 and new
	\$N/A	shire crew staff member moving in end of
	(2020-21 Budget Actuals)	March 2024 on completion of basic upgrade
	\$2,857.73	to bathroom which was leaking through to
	(2021-22 Budget Actuals)	hallway
	\$3,676.02	RECOMMENDATION
	(2022 – 23 Budget Actuals)	<ul> <li>Continue to maintain and undertake minor capital improvements over next 10 years</li> </ul>
	Capital Improvements / Major Maintenance - Nil	- Upgrade kitchen in the medium term

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 94 (Lot 130) Graham Street,	Fair Value \$275,000	- Good condition and structurally sound.
Kondinin	Replacement Value: \$490,000	<ul> <li>Same tenant for over 10 years</li> </ul>
Constructed c. 1999	(2023 valuation)	
Brick and Iron		RECOMMENDATION
3 x Bedroom (plus study) 2 x Bathroom	Non-Executive Tenant	<ul> <li>Continue to maintain and undertake minor</li> </ul>
	(Tenant pays \$70 per week and utilities exc. Water)	capital improvements over next 10 years
	\$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)	
No. 46 (Lot 223) Graham Street,	Fair Value \$120,000	<ul> <li>Poor to average condition and structurally</li> </ul>
<u>Kondinin</u>	Replacement Value \$204,000	OK.
	(2023 valuation)	- High turnover of tenants over last 10 years
Constructed c. 1969	Non-Executive Tenant	<ul> <li>Ceilings have been replaced in bathroom</li> </ul>
3 x Bedroom 1 x Bathroom	(Tenant pays \$70 per week and utilities exc.	and the living area in 2023
Original Bathroom	Water)	
	Capital Improvements	
	- Carpet (2020)	RECOMMENDATION
	\$6,884.37	- Continue to maintain and undertake minor
	(2020-21 Budget Actuals)	capital improvements over next 5 years
	\$2,613 (2021, 22 Dudget Actuals)	- Consider to sell and/or demolish for new
	(2021-22 Budget Actuals)	dwelling by 2028
	\$4,938 (2022 23 Rudget)	<ul> <li>Look to install additional split system air con in 24/25 financial year</li> </ul>
	(2022 – 23 Budget)	in 24/25 financial year
	Capital Improvements / Major Maintenance	
	Kitchen upgraded 2012	

VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION
No. 51 Rankin Street, Kondinin	Vacant lot owned by Shire	Proposal to construct two 2 x bedroom 2 x
Zoned Residential R10/25		bathroom dwelling for WACHS. WA Treasury Loan
		and Business Case supported by Council.
		Quotations obtained. Currently waiting for the offer
No. 39 Repacholi Parade, Kondinin	Vacant lot owned by Shire	to lease from WACHS. Potential to construct one 4 x 2 brick similar to
Zoned Residential	vacant lot owned by Shire	adjacent property.
No. 17 Jones Street, Kondinin	Vacant lot owned by Shire	Potential to construct 3 x bedroom 2 x bathroom
Zoned Residential R10/25	vacant lot owned by onlice	dwelling
		Shire has received request to purchase from
		private resident subject to sale of own property.
		Their property has now sold, but yet to receive
		formal offer.
Lot 330 Clayton Street, Hyden (portion	Crown lot vested in the Shire leased to the	Potential to develop additional 2 x 1 aged care
of)	Hyden Lions Club.	units
Zoned Residential R10/25	Currently comprises 8 semi-detached aged	
	care units. 6 original units subject to Joint	Look at community housing grant opportunities
	Venture Agreement with the Department of Communities.	
No. 8 West Court, Kondinin (portion of)	Crown lot vested in the Shire leased to the	Potential to development additional 2 x 1 aged care
Zoned Residential R10/25	West Court Retirement Village.	units
	Currently comprises 8 semi-detached aged	
	care units. 6 original units subject to Joint	Look at community housing grant opportunities
	Venture Agreement with the Department of	
	Communities.	
No. 53 Rankin Street, Kondinin	Vacant lot and under proceedings of the	Shire have undertaken proceedings under the
Zoned Residential R10/25	Local Government Act 1995.	Local Government Act 1995 to auction property
	Shire demoliphed house under provisions of	held on the 23 <sup>rd</sup> January 2024. Kondinin Community
	Shire demolished house under provisions of Health Act 1911	Recreation Council purchased property with the intention to construct WACHS housing.
		intention to construct which to housing.

VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION					
19 Rankin Street (next to Ambulance), Kondinin Zoned Residential R10/25	Vacant lot and under proceedings of Local Government Act 1995	Shire to undertake proceedings under the Local Government Act 1995 to auction property.					
	Shire demolished dwelling under provisions of Health Act 1911	Shire Administration and formally requested a written response from St John's Ambulance if the are interested in the purchase of the property. The have advised that will need to tabled at a meeting scheduled for April 2024 before they can formally respond.					
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 have undertaken proceedings under the Local Government Act 1995 to auction property held on the 23 <sup>rd</sup> January 2024. Kondinin Community Recreation Council purchased property with the intention for future development options.					
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.	Contract of Sale from Development WA has been signed to be submitted to progress to settlement stage. Property has been 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		CAPITAL	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP		CAP		CAP
	STAFF																				
No. 6 (Lot 243) Hinck Street, Kondinin						1															
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		18,620				00.000														
Capital Capital	Patio Extension Provision						22,000				10.000								15.000		
Capitai	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				5,000				10.000												
Capital Capital	Carport / Patio Replaced Improvements - Replace floor covering								10,000		15,000										
odpital	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	0
No. 84 (Lot 125) Graham Street, Kondinin	oub rotal	1,000		1,000	0,000	.,	10,000	0,100	10,000	0,000	10,000	0,004	Ű	0,001		0,000	•	10,042	Ű	10,000	
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								10,000												
Captial	Provision								40.000						12,000			44.44		40.000	
No. 04 (Lot 130) Crobom 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		11,576		12,155		12,763		13,401		14,071		14,775		15,513		16,289	
Capital	Internal Painting				15,000																
Capital	Provision														10,000						
Capital	Provision								15,000												
	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	0,000		0101.0		0,000		.,		.,		.,		.,		.10-0			15,000	01.00	
Capital	Paint Interior				10,000																
Capital	Bathroom Upgrade										20,000										
	Sub Total	7,000	-	7,350	10,000	7,718	-	8,103	-	8,509	20,000	8,934	-	9,381	-	9,850	-	10,342	15,000	10,859	-
No. 41 (Lot 283) Repacholi Parade, Kondinin																					
Depot Admin - Wright																					
Brick / Iron (2003) 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	0,000		0,010		0,000		1,002		1,201		1,107		1,000		1,020	10,000	0,111		0,100	
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)	Water Insurance ESI			o o -										0.007							
Fixed	Water, Insurance, ESL.	2,000 2,000		2,100 2,100		2,205 2,205		2,315 2,315		2,431		2,553 2,553		2,680 2,680		2,814 2,814		2,955 2,955		3,103 3,103	
General Capital	Maintenance Bathroom Upgrade	2,000		2,100		2,205		2,315	15,000	2,431		2,553		2,080		2,814		2,955		3,103	
Capital	Provision								13,000										15,000		
	Sub Total	4,000	-	4,200	-	4,410	-	4,631	15,000	4,862	-	5,105	-	5,360	-	5,628	-	5,910	15,000	6,205	-
No. 43 (Lot 284) Repacholi Parade, Kondinin														.,						,	
Manger of Works - Burgess																					
Brick / Iron																					
Fixed	Water, Insurance, Power, Gas, ESL	4,000		4,200		4,410		4,631		4,862		5,105		5,360		5,628		5,910		6,205	
General	Maintenance	3,000		3,150		3,308		3,473		3,647		3,829		4,020		4,221		4,432		4,654	
Capital Capital	Flooring Painting						10,000						15,000								
Capital	Sub Total	7,000		7,350	-	7,718	10,000	8,103	_	8,509		8,934	15,000 15,000	9,381		9,850	_	10,342	_	10,859	
No. 51 (Lot 97) Jones Street, Kondinin		7,000	-	1,350	-	1,118	10,000	0,103	-	0,009	-	0,934	13,000	9,301	-	9,000	-	10,342	-	10,009	-
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										10,000								15,000		
	Sub 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	-
No. 35 (Lot 161) Smith Loop, Hyden																					
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	
	Water, Insurance, Gas, LOL	3,300		3,075		0,005		4,002		1,207		1,107		4,000		7,525		3,171		3,400	

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

LOT & STREET	REET																				
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		CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP
General	Maintenance	3,500		3,675		3.859		4,052		4,254		4.467		4,690		4,925		5,171		5,430	
Capital	Provision						5,000								10,000						
	Sub Total	7,000	-	7,350	-	7,718	5,000	8,103	-	8,509	-	8,934	-	9,381	10,000	9,850	-	10,342	-	10,859	-
No. 37 (Lot 143) Radbourne Drive, Hyden																					
Works Crew - Riddell																					
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	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	18.04.7	3,518		3,694		3,878	
Capital	Provision						40.000							L	15,000						
Capital	Provision Sub Total	6.000		0.000		0.047	10,000	0.0/2		7.000		7.070			45.000	0.110		0.007		9.308	
	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	-
	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	8,000
	NON STAFF				-			-					-								
No. 28 (Lot 245) Repacholi Parade, Kondinin	Non of Art																				
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	5,500		3,115		0,004		0,007		0,000	15.000	1,020		7,071		1,100		0,120		0,002	
Capital	Painting						12,000				10,000										
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)																					
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		
	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)																					
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				10.05-			L							
Capital	Provision Provision										10,000				8.000						
Capital	Provision Sub Total	7.000		7 070		7 745	45.000	0.465		8.509	40.000	8.934		0.051		0.000		10.342		10.859	
No. 76 (Lot 44) Graham Street, Kondinin	SUD LOTAI	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		4,690		4,925		5,171		5,430	
General	Maintenance	6,500		6,825		7,166		4,052		7,901		4,467		4,690		9,146		9,603		10.084	
Capital	Flooring	0,000		0,023		7,100		1,525	12,000	7,501		0,290		0,711		3,140		3,003		10,004	
Capital	Provision						-		12,000						10,000						
	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	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 NON OTAT	30,000	-	37,000	-	35,090	21,000	41,075	12,010	43,130	33,000	43,340	-	40,243	10,000	50,000	-	33,100	12,000	55,040	-
																	-				
	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	8,000