

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

<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>RECOMMENDATION</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 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)</p> <p>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>RECOMMENDATION</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 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>
<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> <p>NB* - currently under private rental until May 2024 where matter will be reconsidered.</p>

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> <li>- Air Con needs upgrading in 2024/25 financial year</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>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. 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>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 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            - Nil</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>- Basic bathroom upgrade has been undertaken in between tenants</li> <li>- Kitchen is small and in need of upgrading</li> <li>- Family moved out in January 2024 and new shire crew staff member moving in end of March 2024 on completion of basic upgrade to bathroom which was leaking through to hallway</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 kitchen in the medium term</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>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> <p>Capital Improvements / Major Maintenance Kitchen upgraded 2012</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> <li>- Look to install additional split system air con in 24/25 financial year</li> </ul>



<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	Proposal to construct two 2 x bedroom 2 x bathroom dwelling for WACHS. WA Treasury Loan and Business Case supported by Council. Quotations obtained. Currently waiting for the offer to lease from WACHS.
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. Their 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 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 to construct WACHS housing.

VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION
<p>19 Rankin Street (next to Ambulance), Kondinin Zoned Residential R10/25</p>	<p>Vacant lot and under proceedings of Local Government Act 1995</p> <p>Shire demolished dwelling under provisions of Health Act 1911</p>	<p>Shire to undertake proceedings under the Local Government Act 1995 to auction property.</p> <p>Shire Administration and formally requested a written response from St John's Ambulance if they are interested in the purchase of the property. They have advised that will need to tabled at a meeting scheduled for April 2024 before they can formally respond.</p>
<p>18 Howlett Street (corner Rankin) Street, Kondinin Zoned Residential R10/25</p>	<p>Vacant lot and under proceedings of Local Government Act 1995</p> <p>Shire demolished dwelling under provisions of Health Act 1911</p>	<p>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.</p>
<p>Portion of rear of Lot 1590 Repacholi Parade, Kondinin Zoned Urban Development Access from Repacholi Parade</p>	<p>Currently part of farm land Lot 1590 Owner wishing to excise part of lot zoned 'Urban Development' and sell to Shire including the dam</p>	<p>Shire Administration have undertaken valuation and investigating options for the site in the medium term.</p>
<p>No. 43 (Lot 151) Radbourne Drive, Hyden</p>	<p>WA Land Authority (WA Development) 2742m2.</p>	<p>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.</p>



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

LOT & STREET		WORKS PROPOSED																			
DESIGNATION		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
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							
	<b>Sub Total</b>	<b>7,000</b>	<b>-</b>	<b>7,350</b>	<b>-</b>	<b>7,718</b>	<b>5,000</b>	<b>8,103</b>	<b>-</b>	<b>8,509</b>	<b>-</b>	<b>8,934</b>	<b>-</b>	<b>9,381</b>	<b>10,000</b>	<b>9,850</b>	<b>-</b>	<b>10,342</b>	<b>-</b>	<b>10,859</b>	<b>-</b>
<b>No. 37 (Lot 143) Radbourne Drive, Hyden</b>																					
<b>Works Crew - Riddell</b>																					
<b>Brick / Iron (1999)</b>																					
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>
<b>No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden</b>																					
<b>Works Crew - Hahn</b>																					
<b>Brick / Iron (2010)</b>																					
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								10,000					15,000							
Capital	Provision																				
	<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>																					
<b>No. 28 (Lot 245) Repacholi Parade, Kondinin</b>																					
<b>School Principal</b>																					
<b>Brick / Iron (1970/80's)</b>																					
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>
<b>No. 32 (Lot 246) Repacholi Parade, Kondinin</b>																					
<b>Doctor</b>																					
<b>Brick / Iron (2013)</b>																					
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>
<b>No. 11 (Lot 255) Young Avenue, Kondinin</b>																					
<b>Pool Manager - Franich</b>																					
<b>Brick / Tile (1970)</b>																					
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>
<b>No. 76 (Lot 44) Graham Street, Kondinin</b>																					
<b>Kondinin Hospital Staff - WACHS Lease</b>																					
<b>Brick / Iron (2010)</b>																					
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>