

# KONDININ SHIRE HOUSING

Housing Committee Meeting 30<sup>th</sup> August 2022



# 43 REPACHOLI PARADE, KONDININ

Constructed c. 2003

4 Bedroom 2 Bathroom

Fair Value \$281,000

(2020 valuation)

Executive Contract

(Only utilities included in contract)

Tenant pays \$70 per week)

Recent Capital Improvements

- Basic Landscaping (2020)

\$3,968.15 (2019-2020 Budget Actuals)

\$7,350 (2020-21 Budget Actuals)

\$7,403.13 (2021-22 Budget Actuals)

\$7,000 (2022 - 23 Budget)





# 6 HINCK STREET, KONDININ

Constructed c. 1998

4 Bedroom 2 Bathroom

Fair Value \$276,000

(2020 valuation)

Executive Contract

(all rent and utilities included)

Recent Capital Improvements

- Painted (2017)
- Carpeted (2017)
- New A/C System (2022)

\$16,009.54 (2019 - 2020 Budget Actuals)

\$6,380 (2020-21 Budget Actuals)

\$11,778.55 (2021-22 Budget Actuals)

\$15,000 (2022 - 23 Budget)





# 84 GRAHAM STREET, KONDININ

Constructed c. 2008  
3 Bedroom 2 Bathroom  
Fair Value \$266,000  
(2020 valuation)  
Executive Contract  
(Rent and Utilities included in contract)  
Recent Capital Improvements  
- Carpets 2020  
\$4,319.57 (2019 - 2020 Budget Actuals)  
\$6,667.41 (2020-21 Budget Actuals)  
\$4,148.53 (2021-22 Budget Actuals)  
\$7,000 (2022 - 23 Budget)





# 30 REPACHOLI PARADE, KONDININ

Constructed c. 2013

4 Bedroom 2 Bathroom

Fair Value \$267,000

(2020 valuation)

Doctor Contract

(all rent and utilities included)

Recent Capital Improvements

- Upgrade to ACU system (2021)

\$8,795.84 (2019 - 2020 Budget Actuals)

\$7,829 (2020-21 Budget Actuals)

\$12,649.68 (2021-22 Budget Actuals)

\$12,000 (2022 - 23 Budget)





# 11 YOUNG AVENUE, KONDININ

Constructed c. 1970

4 Bedroom 2 Bathroom

Fair Value \$166,000

(2020 valuation)

Pool Manager Contract

(pays power)

Recent Capital Improvements

-Garden Improvements (2021)

\$3,814.49 (2019 - 2020 Budget Actuals)

\$5,673.62 (2020-21 Budget Actuals)

\$11,305.89(2021-22 Budget Actuals)

\$10,000 (2022 - 23 Budget)

\*NB - av. \$1,500 Synergy account Shire gets reimbursed





# 4 WIGNELL STREET, KONDININ

Constructed c. 1965

Former State Housing purchased by  
Shire 1991

3 Bedroom 1 Bathroom

Fair Value \$120,000  
(2020 valuation)

Non-Executive Tenant

(Tenant pays \$70 per rent and utilities  
(exc. water))

Capital Improvements

- Nil

\$1,819.62 (2019 - 2020 Budget Actuals)

\$1,206.62 (2020-21 Budget Actuals)

\$2,957.96 (2021-22 Budget Actuals)

\$4,000(2022 - 23 Budget)





# 41 REPACHOLI PARADE, KONDININ

Constructed c. 2018  
4 Bedroom 2 Bathroom  
Fair Value \$276,000  
(2020 valuation)  
Non-Executive Tenant  
(Tenant pays \$70 per week and all  
utilities ex. Water)  
Recent Capital Improvements  
- Jarradale Wood Fire  
\$4,875.90 (2019 - 2020 Budget Actuals)  
\$5,392.72(2020-21 Budget Actuals)  
\$5,971.93 (2021-22 Budget Actuals)  
\$7,000 (2022 - 23 Budget)





# 21 YOUNG AVENUE, KONDININ

Constructed c. 1981

4 Bedroom 2 Bathroom

Fair Value \$298,000

(2020 valuation)

Non-Executive Tenant

(Tenant pays \$70 per week, plus all utilities  
exc. Water)

Recent Capital Improvements

Nil

\$9,865.90 (2019 - 2022 Budget Actuals)

\$1,746.71 (2020-21 Budget Actuals)

\$3,401.11

(2021-22 Budget Actuals)

\$5,000

(2022 - 23 Budget)





# 37 RADBOURNE DRIVE, HYDEN

Constructed c. 1999

4 Bedroom 2 Bathroom

Fair Value \$272,000

(2020 valuation)

Non-Executive Tenant

(Tenant pays \$70 per week and utilities  
exc. Water)

Capital Improvements

- Jarradale Wood fire (2021)

\$9,126.41 (2019 - 2020 Budget Actuals)

\$6,644.29 (2020-21 Budget Actuals)

\$6,808.63 (2021-22 Budget Actuals)

\$7,000 (2022 - 23 Budget)





# 76 GRAHAM STREET, KONDININ

Constructed c. 2010

3 Bedroom 2 Bathroom

Fair Value \$266,000

(2020 valuation)

Executive Contract

(Tenant (WACHS) pays \$170 per week & all utilities exc. Water)

Capital Improvements

- Internal Painting (2021)

- Garden Tidy Up (2021 -22)

- Basic Fit Out (2021)

\$3,246.90 (2019 - 2020 Budget Actuals)

\$10,450.1 (2020-21 Budget Actuals)

\$23,560.49 (2021-22 Budget Actuals)

\$10,000 (2022 - 23 Budget)





# 35 SMITH LOOP, HYDEN

Constructed c. 1999  
4 Bedroom 2 Bathroom  
Fair Value \$171,000  
(2020 valuation)  
Non-Executive Tenant  
(Tenant pays \$70 per week and utilities  
exc. Water)  
Recent Capital Improvements  
- Nil  
\$2,972.44 (2019 - 2020 Budget Actuals)  
\$2,409  
(2020-21 Budget Actuals)  
\$5,393.84  
(2021-22 Budget Actuals)  
\$6,000  
(2022 - 23 Budget)





# 28 REPACHOLI PARADE, KONDININ

Constructed c. 1980

4 Bedroom 2 Bathroom

Fair Value \$234,000

(2020 valuation)

School Principal

(GROH pays \$330 per week and  
utilities exc. Water)

Recent Capital Improvements

- Nil

\$7,357.37 (2019 - 2020 Budget Actuals)

\$11,1158

(2020-21 Budget Actuals)

\$2,409

(2021-22 Budget Actuals)

\$7,000

(2022 - 23 Budget)





## 2 HYNES STREET, HYDEN

Constructed c. 2007

4 Bedroom 2 Bathroom

Fair Value \$170,000

(2020 valuation)

Non-Executive Tenant

(Tenant pays \$70 per week and utilities  
exc. Water)

Recent Capital Improvements

- Nil

\$2,484.47 (2019 - 2020 Budget Actuals)

\$2,409 (2020-21 Budget Actuals)

\$2,706 (2021-22 Budget Actuals)

\$6,000 (2022 - 23 Budget)





# 51 JONES STREET, KONDININ

Constructed c. 1977

3 Bedroom 1 Bathroom

Actual Value \$110,000

(2021 Independent valuation)

Non-Executive Tenant

(Tenant pays \$70 per week and utilities  
exc. Water)

Recent Capital Improvements

- Nil

\$N/A (2019-20 Budget Actuals)

\$N/A (2020-21 Budget Actuals)

\$2,857.73 (2021-22 Budget Actuals)

\$5,000 (2022 - 23 Budget)





# 94 GRAHAM STREET, KONDININ

Constructed c. 1999

3 Bedroom 2 Bathroom

Fair Value \$277,000

(2021 Independent valuation)

Non-Executive Tenant

(Tenant pays \$70 per week and utilities  
exc. Water)

Recent Capital Improvements

- Carpet (2021)

\$3,801.42 (2019 - 2020 Budget Actuals)

\$2,517(2020-21 Budget Actuals)

\$9,882.43 (2021-22 Budget Actuals)

\$10,000 (2022 - 23 Budget)





# 46 GRAHAM STREET, KONDININ

Constructed c. 1969

3 Bedroom 1 Bathroom

Fair Value \$120,000

(2020 valuation)

Non-Executive Tenant

(Tenant pays \$70 per week and utilities  
exc. Water)

Recent Capital Improvements

- Carpet (2020)

\$7,664.66 (2019 - 2020 Budget Actuals)

\$6,884.37 (2020-21 Budget Actuals)

\$2,613 (2021-22 Budget Actuals)

\$5,000 (2022 - 23 Budget)





# Summary

- Shire currently pays water service and use up to 600kl, ESL and insurance for all Shire dwellings
- Rental rates and utility payments are dependent on tenants not the dwelling
- Minimum actuals for non-executive tenant to cover ESL \$90 (approx.), insurance \$800 - \$1000 approx.) and water (\$1,010) totally around \$2,100 per annum, if no maintenance required.
- Annual rental for non-executive shire employee tenant is \$3,640 (\$70 p/w)
- Buffer in maintenance allocations allows for significant & emergency maintenance upgrades such as replacement A/C's, plumbing & gas issues, appliance issues, electrical issues & upgrades, hot system replacements etc.
- 46 Graham Street, 4 Wignell Street and 11 Young Avenue recommended to be disposed in short term and replaced with new dwellings constructed on Shire lots.