



SHIRE OF KONDININ HOUSING & BUILDING COMMITTEE

NOTICE OF MEETING

Councillors: Please be advised that a meeting of the
HOUSING & BUILDING COMMITTEE
will be held at 9.00am on Wednesday 28th June 2023 at the
Kondinin CRC

David Burton
CHIEF EXECUTIVE OFFICER
21st June 2023

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Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The Chairperson, Cr Kerrie Green, welcome those present and declared the meeting open at 0:00pm.

2. RECORD OF ATTENDANCE/APOLOGIES

Councillors:	Cr K Green (Chairperson)	Cr T Mulcahy	
	Cr D Pool	Cr B Browning	
Staff:	David Burton (CEO)	Leandré Genis (ESO)	Mark Burgess (MoW)
	Tory Young (MPA)	Vince Bugna (MCS)	
Apologies:			

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

OFFICER RECOMMENDATION:

Moved:

That the minutes of the Housing & Building Committee Meeting held on the 29th March 2023 be confirmed.

Seconded:

Carried:

4. REPORTS OF MEMBERS AND OFFICERS

4.1 10 YEAR HOUSING PROGRAMS

Applicant:	Shire of Kondinin
Author:	Manager of Planning and Assets – Tory Young
Responsible Officer:	Chief Executive Officer – David Burton
Disclosure of Interest:	-
Date:	23 rd June 2023
Attachment(s):	Long Term Housing Development Plan – Working Copy 10 Year Housing Maintenance and Capital Work Plan (as amended)

OFFICER RECOMMENDATION

Moved:

That the 10 Year Housing Maintenance and Capital Works Plan as amended be noted for consideration in the Long Term Planning for the Shire; and

That the 10 Year Housing Replacement Plan as amended be noted as a working document for consideration in the 2023/2024 Budget and the Long-Term Planning for the Shire with priority given to the WA Country Health Housing.

Carried:

SUMMARY

To provide an update on the current and projected requirements for addressing housing demand in the Shire.

BACKGROUND

At the previous Housing Committee Meeting held on the 29th March 2023 the 10-year Housing Maintenance and Capital Works Plan and the 10 Year Housing Replacement Plan were discussed and endorsed as working documents to inform the Shire's Long-Term Financial Plan. At this meeting, the Committee also resolved that priority be given to WA Country Health Housing.

The reporting officer also presented the following key matters for discussion as a way forward in the 2023/2024 financial year. A summary on the status of these recommendations are outlined as follows:

- 1) *Consider entering an investor partnership with the Western Australia Country Health Services (WACHS) for the construction and/or purchase of up to four (4) dwellings to service staffing demand at Kondinin Hospital;*

This matter was presented to the Ordinary Meeting of Council on the 21st June 2023 and deferred for more information to be provided by the Shire's Administration and reported back accordingly. The matters raised are discussed below.

WACHS requirements

The WACHS information brochure (as attached) outlines the requirements of the WACHS investment partnership detailing the various building scenarios.

The 2 x 2 recommendation of the reporting officer was in response both to guidance from WACHS, site context and in particular the needs of the Kondinin Hospital. Various scenarios can be considered but are to be approved by WACHS before progressing the project.

Community / Private Investment

The matter has been tabled at the Kondinin Community Recreation Council (KCRC) meeting held on the 21st June 2023 for discussion. The KCRC are looking at the possibility of investing in two (2) dwellings via a WA Treasury loan to be constructed on Lot 325 (No. 9) Browning Street, Kondinin owned by the Kondinin Progress Association and ask that the Shire would match their contribution in the construction of two dwellings for WACHS.

- 2) *Consider the construction of an additional dwelling at the vacant lot on No. 39 (Lot 282) Repacholi Parade, Kondinin for Shire employees within the 2023/2024 financial year;*

The Shire own the above lot on Repacholi Parade, Kondinin. The lot lends itself to a 4 x 2 dwelling that can accommodate varying occupancy types that could be expected of Shire employees. Currently a number of the Shire houses are of an age and structural condition that are unable to be easily upgraded to modern standards resulting in on-going maintenance issues. It is considered that the Shire start to construct some new dwellings to commence a replacement and renewal process.

- 3) *Consider the sale of No. 43 (Lot 284) Repacholi Parade, Kondinin*

The processes involved in the disposal of Shire property is prescribed under section 3.58 of the Local Government Act 1995 (the Act). In response to verbal interest for the purchase of No. 43 Repacholi Parade and No. 30 Repacholi Parade, the Shire's Administration have elected to follow due process in accordance with section 3.58(3) of the Act. Under this process before the Council can agree to dispose of the property the proposal needs first to be given public notice which shall include information describing the property, details of the proposed disposition and an invitation for submissions to be made. The Shire are waiting on the written consideration in the purchase of the properties including a purchasing figure before commencing the public notice period. The interest to purchase No. 43 Repacholi Parade, Kondinin has been removed from consideration in the short term.

Other Matters for Consideration

Purchase of No. 39 (Lot 150) Radbourne Drive, Hyden

The Shire have undertaken a valuation on this 2189m² property on Radbourne Drive. It is proposed that this property be purchased in the 2023-2024 to be developed in subsequent financial years as the need arises. The sale of No. 30 Repacholi Parade, Kondinin could provide the basis to construct dwelling/s on this property in the 2024/2025 financial year subject to budget considerations and need.

REPORTING OFFICER'S COMMENT

The purpose of this meeting and supporting documentation is primarily for this committee to look strategically at the Shire's housing stock and the housing needs of the broader community and consider the recommendations of this Agenda Report and the Housing Replacement Plan attached to mark out a way forward on this matter.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

The proposed program relies on funding being made available and any reduction found in grant funding would impact the proposed programs and the final actual program(s) scheduled.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022-2032

1.2 Facilitate and advocate for quality health services, health facilities and programs in the Shire

Local health facilities, visiting allied health and volunteer health services are retained

2.4 Housing meets existing and future community needs for families and workers

Shire housing stock is well maintained and expanded upon

We advocate for improved State Government and Public Housing stock

VOTING REQUIREMENT

Simple Majority

4.2 10 YEAR BUILDING PROGRAMS

Applicant: Shire of Kondinin
Author: Manager of Planning and Assets – Tory Young
Responsible Officer: Chief Executive Officer – David Burton
Disclosure of Interest: -
Date: 23rd June 2023
Attachment(s): Long Term Building Development Plan – Working Copy
10 Year Building Maintenance and Capital Work Plan (as amended)

OFFICER RECOMMENDATION

Moved: **Seconded:**
That the 10 Year Building Maintenance and Capital Works Plan as amended be noted for consideration in the Long-Term Planning for the Shire; and

Carried:

SUMMARY

To provide an update on the current and projected requirements in the management of some of the Shire's key public buildings.

BACKGROUND

As outlined in the Integrated Planning and Reporting Framework Guidelines, the effective management of assets is crucial to the sustainable delivery of local government services. The Shire's assets need to serve the needs of the community, in alignment with the Strategic Community Plan and the Corporate Business Plan and integrated with the Long-Term Financial Plan. As local governments hold a large portfolio of long-lived assets, it is critical to plan and prioritise the maintenance, renewal and replacement of existing assets and the acquisition of new assets, requiring a long-term "whole of life" view of asset management.

The Shire's Asset Management Plan was adopted by Council at its April 2023 Ordinary Meeting providing overarching guidance to implement strategy including financial capacity (integrated with the Long-Term Financial Plan and the Corporate Business Plan) in respect of providing and maintaining adequate assets for the Shire of Kondinin. With a number of new builds and renewal projects that have been outlined in the Shire's Integrated Planning Framework documents, robust asset planning and costings are paramount to develop an understanding of the long-term costs of the existing asset base to inform budget decisions.

Sound management of assets is an important and integral part of senior management's responsibilities. Part of this responsibility is achieving high quality in the construction, renewal and maintenance of a local government's assets. This assists in achieving high value for money spent, extending the life of important assets and minimizes maintenance and replacement costs.

The Shire aims to work with the local community to ensure that the Shire's assets are commensurate with the needs of the community whilst also being within realistic budget parameters, meeting compliancy and minimizing maintenance and replacement costs. The purpose of this report is to discuss some of the key public assets that require renewal and/or replacement in the short term to meet current functional and compliance considerations.

HYDEN DEPOT

The Hyden Depot comprises a toilet/shower block; a crib room; and single bedroom dongas and associated sheds. The toilet/shower facility is aged and does not meet with modern compliance criteria and not suitable as a shared facility. The crib room serves its purpose, however there is no storage space and the furnishings and décor require upgrading. The single room bedroom dongas are small and aged and are not suitable for long term occupancy.

As a way to consolidate the public buildings at the Hyden Depot it is proposed that the toilet block, crib room and dongas are demolished to make way for a new crib room with associated toilets, kitchen, communal space and storage and a set of six (6) new 1 x bedroom x 1 x bathroom units. Research and costings are currently being undertaken for modest modular style development.

HYDEN TENNIS CLUB

The Hyden Tennis club building is aged and structural compromised with a leaking roof and cracks in the walls of the kitchen area. A recent inspection by the Shire's Environmental Officer provided the following status on the building

"There are some structural problems in the kitchen, looks like there is a roof leak which has caused some staining on the walls and potentially building wall material degradation, also the ceiling has been identified as asbestos. The adjacent wall has a significant crack in the corner wall junction. There is evidence of rodent infestation and possibly rodents are getting in through the crack in the wall? As a registered food premises there needs to be some work done to repair the walls, leak and targeted pest control management. Alternately could just deregister it and they can use the pavilion kitchen instead?"

Initial feedback from the Hyden Tennis Club was to construct a roof over the existing building and quotes were provided from a local contractor. To follow the Shire's Procurement Policy plans needed to be prepared to enable the Shire to obtain Requests to Quote or Tender. The process was completed and the job awarded. The Shire is still however having difficulty in obtaining structural certification for the new roof. Options were presented to Council to fix the existing box gutter roof, however when presented to Council and the tennis club this was not supported.

Responses to Hyden Sports Precinct survey undertaken in October 2022 noted the following in regards to the Tennis Club Building

- *Important that there are toilets at the Tennis Courts as it is currently unsafe to have children crossing over the car park*
- *Possible structural issues with the kids' room at tennis building as kitchen wall and door moving*
- *Tennis Club Building is a disgrace and needs to be demolished*
- *Most people would be unaware of significant issues with the tennis club building.*
- *Tennis Club building needs a roof ASAP*
- *Tennis Club building will require a re-build in 5 to 10 years*
- *Tennis Club in serious state of disrepair that needs to be addressed*
- *Ramp into tennis club area not very accessible*

As noted above, part of the Shire's responsibility is achieving high quality in the construction, renewal and maintenance of its' assets. It could be argued that the proposed new roof of this building is not addressing this and that other options should be explored.

The Shire's Administration is undertaking research into alternative scenarios for the tennis club building to be discussed at this Committee Meeting.

HYDEN RECREATION CENTRE

The purpose of this report is not to engage in any further debate on the upgrades to this building and the timing of this in regards to the proposed Visitor Centre, however not doing any upgrades to this building for another 10 years is concerning in particular in regards to the lack of storage and condition of the men's change rooms. The results of the community survey on the Hyden Sporting Precinct undertaken in October 2022 indicated an overwhelming majority of respondents dissatisfied with the men's change rooms and the storage space not meeting with the expectations and needs of the users.

Given the Shire's responsibility in the management of its existing assets this should still be given some consideration in the short term and not wait another 10 years.

KARLGARIN BOWLING CLUB

The Shire's Recreation Facilities Plan 2021 – 2031 includes the upgrades to the Karlgarin Bowling Club as a medium-term priority. Settlement is almost complete with titles scheduled to be issued by August 2023 to then proceed with an Administrative subdivision to amalgamate the three lots 19, 20 and 21 Federal Street, Karlgarin to one crown lot for the purpose of recreation and bowling green. This will then enable the removal of the existing asbestos building to be replaced with a new modular style club room of around 180m². Project currently at preliminary research stage.

HYDEN GOLF CLUB

The Shire's Recreation Facilities Plan 2021 – 2031 includes the upgrades to the Hyden Golf Club including upgrades to the toilet block and kitchen. Basic maintenance on the building has been undertaken in 2022 including the replacement of the leach drain and the installation of a pressure pump and associated tank to improve the water pressure in the showers. The Golf Club have indicated that they would like adequate showers in both the men's and ladies' toilets and an upgrade to a commercial kitchen.

An inspection by the Shire's Environmental Health Officer has indicated that to make the kitchen a registered food premises would require some changes, however given the scope of what the Golf Club are wanting it is not considered to be too involved.

Upgrades to the toilets and the showers has been inspected by a local builder and is achievable subject to the scope and budget parameters.

UPDATE ON CURRENT PROJECTS

Upgrades to Hyden Swimming Pool Building

Majority of works have been completed. Currently working with the builder, certifier and architect to retrofit the Hyden Youth Base storeroom to accessible toilet and shower and associated pathways and signage to be completed by October 2023 to link to pool building and pool car park.

Upgrades to Kondinin Pavilion

Concept plans and costs prepared and endorsed by community and then Council at its Ordinary Meeting on the 21st June 2023. Project to be undertaken in the 2023 – 2024 and 2024-2025 financial years. Grants to be submitted by September 2023 by Shire's Administration.

Upgrades to Hyden Tennis Club Building

Preferred tender approved but no works commenced. As discussed above still some uncertainty in the best approach for this building.

REPORTING OFFICER'S COMMENT

The purpose of this meeting and supporting documentation is primarily for this committee to look strategically at the Shire's existing public buildings and consider the recommendations of this Agenda Report and the Plans attached to mark out an agreed way forward.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

The proposed program relies on funding being made available and any reduction found in grant funding would impact the proposed programs and the final actual program(s) scheduled.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022-2032

1.2 Facilitate and advocate for quality health services, health facilities and programs in the Shire

Local health facilities, visiting allied health and volunteer health services are retained

2.4 Housing meets existing and future community needs for families and workers

Shire housing stock is well maintained and expanded upon

We advocate for improved State Government and Public Housing stock

VOTING REQUIREMENT

Simple Majority

5. CLOSURE OF MEETING

Being no further business the meeting was closed at ____pm.

HOUSING REPLACEMENT PLAN 2023 – 2033 – WORKING COPY (as at June 2023)

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
<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 \$278,000</p> <p>Executive Contract (all rent and utilities covered by Shire)</p> <p>\$6,380 (2020-21 Budget Actuals) \$11,778.55 (2021-22 Budget Actuals) \$15,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance</p> <ul style="list-style-type: none"> - Painted (2017) - Carpeted (2017) - New A/C System (2022) 	<ul style="list-style-type: none"> - Good condition and structurally sound. - Generally 3 - 5 year same tenant occupancy period - Suited to large family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<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 \$266,000 (2020 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) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance</p> <ul style="list-style-type: none"> - Carpets 2019 	<ul style="list-style-type: none"> - Good condition and structurally sound. - Generally 5 year plus same tenant occupancy period - Suited for single person or small family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years

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 \$281,000 (2020 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) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Basic Landscaping (2020)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Generally 5 year plus same tenant occupancy period <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<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 \$267,000 (2020 valuation)</p> <p>Doctor Contract (all rent and utilities included)</p> <p>\$7,829 (2020-21 Budget Actuals) \$12,649.68 (2021-22 Budget Actuals) \$12,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Upgrade to ACU system (Septic) (2022)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant since 2016 <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Undertake valuation – COMPLETED - Arrange sale of property to current tenant in 2023 – IN PROGRESS - Use proceeds of sale to construct new replacement 4 x 2 house on Shire vacant block at No. 39 Repacholi Parade, Kondinin

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 (2020 valuation)</p> <p>Pool Manager Contract (pays power)</p> <p>\$5,673.62 (2020-21 Budget Actuals) \$11,305.89(2021-22 Budget Actuals) \$10,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance -Nil</p>	<ul style="list-style-type: none"> - Poor condition and structurally unsound. - Same tenant since 2015 (during pool season) <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Either look to sell or demolish and rebuild new 4 x 2 bedroom house on same lot in medium term
<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 (2020 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) \$4,000(2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Poor condition and structurally unsound. - Same tenant for over 10 years - Significant works to bathroom and kitchen if were to re-tenant <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - 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
<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 \$276,000 (2020 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) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance</p> <p>- Jarradale Wood Fire (2021)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant since 2020 - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<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 \$298,000 (2020 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) \$5,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance Nil</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant for over 10 years - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years - If change of tenant undertake major capital improvements including upgrade to bathrooms, painting, window treatments, landscaping.

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 \$272,000 (2020 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) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Jarradale Wood fire</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant since 2020 - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<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 \$266,000 (2020 valuation)</p> <p>External Periodic Lease (Tenant (WACHS) pays \$170 per week & all utilities exc. Water)</p> <p>\$10,450.1 (2020-21 Budget Actuals) \$23,560.49 (2021-22 Budget Actuals) \$10,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Internal Painting (2021) - Garden Tidy Up (2021 -22) - Basic Fit Out (2021)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - leased to WACHS since 2022 after long-term tenants - Suited for single person or medium family or continue WACHS arrangement <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - 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
<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 (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) \$6,000</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Good condition and structurally OK. - Same tenant since 2022 - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<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 \$234,000 (2020 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) \$7,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Whilst old, in good condition and structurally sound. - Shire purchased in 2016 to be leased to GROH to support the Kondinin Primary School - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years - Continue to lease as GROH house to support Kondinin Primary School

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 (2020 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) \$6,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant for around 10 years - Strata Lot - Suited for single person or medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<p><u>No. 51 Jones Street, Kondinin</u> Constructed c. 1977 3 Bedroom 1 Bathroom</p>	<p>Actual Value \$110,000 (2021 Independent 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) \$5,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Nil</p>	<ul style="list-style-type: none"> - Whilst old, in good condition and structurally sound. - Shire purchased in 2021 for Shire outdoor crew - Suited for single person or medium family - Bathroom needs upgraded - Kitchen is small and in need of upgrading <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - 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

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 \$277,000 (2021 Independent 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) \$10,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance - Carpet (2021)</p>	<ul style="list-style-type: none"> - Good condition and structurally sound. - Same tenant for over 10 years - Suited for medium family <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 10 years
<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 (2020 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) \$5,000 (2022 – 23 Budget)</p> <p>Capital Improvements / Major Maintenance Kitchen upgraded 2012</p>	<ul style="list-style-type: none"> - Poor to average condition and structurally OK. - High turnover of tenants over last 10 years - Ceilings have been replaced in bathroom and to be completed in living area <p>RECOMMENDATION</p> <ul style="list-style-type: none"> - Continue to maintain and undertake minor capital improvements over next 5 years - Consider to sell and/or demolish for new dwelling by 2028

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.
No. 39 Repacholi Parade, Kondinin Zoned Residential	Vacant lot owned by Shire	Potential to construct one 4 x 2 brick and iron dwelling to replace sale of executive dwelling at No. 43 Repacholi Parade, Kondinin in 2023/2024 financial year.
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
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, but not currently owned by Shire. Shire demolished house under provisions of Health Act 1911	Shire look to undertake proceedings under the Local Government Act 1996 to take possession of property or auction.

VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION
19 Rankin Street (next to Ambulance), Kondinin Zoned Residential R10/25	Vacant lot, but not currently owned by Shire. Shire demolished dwelling under provisions of Health Act 1911	Shire look to undertake proceedings under the Local Government Act 1996 to take possession of property or auction.
18 Howlett Street (corner Rankin) Street, Kondinin Zoned Residential R10/25	Vacant lot, but not currently owned by Shire. Shire demolished dwelling under provisions of Health Act 1911	Shire look to undertake proceedings under the Local Government Act 1996 to take possession of property or auction.
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 Valuation was undertaken in 2021 to commence this process	Shire Administration to report matter separately to Council
No. 39 (Lot 150) Radbourne Drive, Hyden	WA Land Authority 2189m2.	Valuation completed in May 2023 Look to purchase property with the view of development in future budgets as need arises.

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

LOT & STREET DESIGNATION	WORKS PROPOSED	2022/2023		2023/2024		2024/2025		2025/2026		2026/2027		2027/2028		2028/2029		2029/2030		2030/2031		2031/2032	
		MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAPITAL	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP
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	
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		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	-
	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																					
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)																					
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																				
	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														
Capital	Provision										10,000										
Capital	Provision													8,000							
	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	-
No. 76 (Lot 44) Graham Street, Kondinin																					
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		7,525		7,901		8,296		8,711		9,146		9,603		10,084	
Capital	Flooring								12,000												
Capital	Provision														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	-
	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

Building Forward Program in Detail 2022/2023 to 2032/2033

STREET	DESIGNATION	WORK PROPOSED	2022/23		2023/24		2024/25		2025/26		2026/27		2027/28		2028/29		2029/30		2030/31		2031/32	
			MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP
			40,000	30,000	42,000	0	44,100	0	46,305	0	48,620	0	51,051	0	53,604	0	56,284	0	59,098	0	62,053	0
Hyden-Lake King Road	Hyden Golf Clubhouse																					
	Fixed	Insurance, water, power	5,000		5,250		5,513		5,788		6,078		6,381		6,700		7,036		7,387		7,757	
	Maintenance	Provision	2,500		2,625		2,756		2,894		3,039		3,191		3,350		3,518		3,694		3,878	
	Capital	Internal Painting		10,000																		
	Capital	Toilets Upgrade					100,000															
	New Ceiling & Painting 2022																					
			7,500	10,000	7,875	0	8,269	100,000	8,682	0	9,116	0	9,572	0	10,051	0	10,553	0	11,081	0	11,635	0
Marshall Street	Hyden Tennis Pavilion																					
	Fixed	Insurance	3,000		3,150		3,308		3,473		3,647		3,829		4,020		4,221		4,432		4,654	
	Maintenance	Provision	3,000		3,150		3,308		3,473		3,647		3,829		4,020		4,221		4,432		4,654	
	Capital	New Roof or Building		205,000		205,000		350,000														
			6,000	205,000	6,300	205,000	6,615	350,000	6,946	0	7,293	0	7,658	0	8,041	0	8,443	0	8,865	0	9,308	0
Clayton Street	Hyden Radio Hut																					
	Fixed	Insurance	500		525		551		579		608		638		670		704		739		776	
	Maintenance	Nominal	500		525		551		579		608		638		670		704		739		776	
	Capital	Nominal																				
			1,000	0	1,050	0	1,103	0	1,158	0	1,216	0	1,276	0	1,340	0	1,407	0	1,477	0	1,551	0
Swan Street	Karlgarin Oval Pavilion																					
	Fixed	Insurance, water, power, cleaning, gardening	5,000		5,250		5,513		5,788		6,078		6,381		6,700		7,036		7,387		7,757	
	Maintenance	Provision	2,000		2,100		2,205		2,315		2,431		2,553		2,680		2,814		2,955		3,103	
	Capital	Installation of Ceiling					10,000															
	Capital	Hotwater System		15,000																		
			7,000	15,000	7,350	0	7,718	10,000	8,103	0	8,509	0	8,934	0	9,381	0	9,850	0	10,342	0	10,859	0
Federal Street	Karlgarin Bowling Club																					
	Fixed	Insurance,	1,000		1,050		1,103		1,158		1,216		1,276		1,340		1,407		1,477		1,551	
	Maintenance	Provision	2,000		2,100		2,205		2,315		2,431		2,553		2,680		2,814		2,955		3,103	
	Capital	Demolition and Construction of new Club							600,000													
	Capital	Provision															5,000					
			3,000	0	3,150	0	3,308	0	3,473	600,000	3,647	0	3,829	0	4,020	0	4,221	5,000	4,432	0	4,654	0
Jones Street	Public Toilet Kondinin Hall																					
	Fixed	Insurance, water, power, cleaning, gardening	10,000		10,500		11,025		11,576		12,155		12,763		13,401		14,071		14,775		15,513	
	Maintenance	Provision	5,000		5,250		5,513		5,788		6,078		6,381		6,700		7,036		7,387		7,757	
	Capital	Provision															20,000					
	Capital	CCTV		20,000																		
			15,000	20,000	15,750	0	16,538	0	17,364	0	18,233	0	19,144	0	20,101	0	21,107	20,000	22,162	0	23,270	0
Wave Rock Road	Public Toilet Wave Rock x 2																					
	Fixed	Insurance, water, power, cleaning,	20,000		21,000		22,050		23,153		24,310		25,526		26,802		28,142		29,549		31,027	
	Maintenance	Provision	5,000		5,250		5,513		5,788		6,078		6,381		6,700		7,036		7,387		7,757	
	Capital	Provision																				
			25,000	0	26,250	0	27,563	0	28,941	0	30,388	0	31,907	0	33,502	20,000	35,178	0	36,936	0	38,783	0
Marshall Street	Public Toilet Hyden Hall																					
	Fixed	Insurance, water, power, cleaning, gardening	20,000		21,000		22,050		23,153		24,310		25,526		26,802		28,142		29,549		31,027	
	Maintenance	Provision	5,000		5,250		5,513		5,788		6,078		6,381		6,700		7,036		7,387		7,757	
	Capital	Provision																				
	Capital	CCTV		15,000				20,000														
			25,000	15,000	26,250	0	27,563	20,000	28,941	0	30,388	0	31,907	0	33,502	20,000	35,178	0	36,936	0	38,783	0
Wave Rock Road	Public Toilet Breakers Hyden																					
	Fixed	Insurance, water, cleaning, power	10,000		10,500		11,025		11,576		12,155		12,763		13,401		14,071		14,775		15,513	
	Maintenance	Provision	5,000		5,250		5,513		5,788		6,078		6,381		6,700		7,036		7,387		7,757	
	Capital	Provision							5,000						5,000							
			15,000	0	15,750	0	16,538	0	17,364	5,000	18,233	0	19,144	0	20,101	5,000	21,107	0	22,162	0	23,270	0
Melba Street	Public Toilet Karlgarin																					
	Fixed	Insurance, water, cleaning, gardening	10,000		10,500		11,025		11,576		12,155		12,763		13,401		14,071		14,775		15,513	
	Maintenance	Provision	5,000		5,250		5,513		5,788		6,078		6,381		6,700		7,036		7,387		7,757	
	Maintenance	Provision										5,000										
			15,000	0	15,750	0	16,538	0	17,364	0	18,233	5,000	19,144	0	20,101	0	21,107	0	22,162	10,000	23,270	0
Gordon Street	Kondinin Tennis Shed																					
	Fixed	Insurance, water, gardening	1,000		1,050		1,103		1,158		1,216		1,276		1,340		1,407		1,477		1,551	
	Maintenance	Provision - nominal	1,000				1,000															
	Capital	Provision - nominal																				
			2,000	0	1,050	0	2,103	0	1,158	0	1,216	0	1,276	0	1,340	0	1,407	0	1,477	0	1,551	0
McCanns Rock Road	McCanns Rock BBQ Area																					
	Fixed	Insurance, water, cleaning	12,000		12,600		13,230		13,892		14,586		15,315		16,081		16,885		17,729		18,616	
	Maintenance	Provision - nominal	3,000		3,150		3,308		3,473		3,647		3,829		4,020		4,221		4,432		4,654	
	Capital	Provision - nominal							5,000						5,000							

Building Forward Program in Detail 2022/2023 to 2032/2033

STREET	DESIGNATION	WORK PROPOSED	2022/23		2023/24		2024/25		2025/26		2026/27		2027/28		2028/29		2029/30		2030/31		2031/32	
			MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP
			15,000	0	15,750	0	16,538	0	17,364	5,000	18,233	0	19,144	0	20,101	5,000	21,107	0	22,162	10,000	23,270	0
Lovering Road	Public Toilet The Humps																					
	Fixed	Insurance, cleaning	8,000		8,400		8,820		9,261		9,724		10,210		10,721		11,257		11,820		12,411	
	Maintenance	Provision - nominal	2,000		2,100		2,205		2,315		2,431		2,553		2,680		2,814		2,955		3,103	
	Capital	Provision - nominal									5,000											
Marshall Street	Netball Shed																					
	Fixed	Insurance, cleaning	8,000		8,400		8,820		9,261		9,724		10,210		10,721		11,257		11,820		12,411	
	Maintenance	Provision - nominal	2,000		2,100		2,205		2,315		2,431		2,553		2,680		2,814		2,955		3,103	
	Capital	Provision - nominal									5,000											
Gordon Street	Information Bay Public Toilet																					
	Fixed	Insurance, cleaning	8,000		8,400		8,820		9,261		9,724		10,210		10,721		11,257		11,820		12,411	
	Maintenance	Provision	2,000		2,100		2,205		2,315		2,431		2,553		2,680		2,814		2,955		3,103	
	Capital	Provision									5,000											
			10,000	0	10,500	0	11,025	0	11,576	0	12,155	5,000	12,763	0	13,401	0	14,071	0	14,775	0	15,513	0
	TOTAL PUBLIC FACILITIES		325,500	295,000	337,050	435,000	354,903	1,735,000	371,598	610,000	390,178	10,000	409,686	0	430,171	65,000	451,679	25,000	474,263	20,000	497,976	0
	TOTAL		911,216	879,000	934,202	593,000	981,912	2,755,000	1,029,957	710,000	1,081,455	385,000	1,135,528	60,000	1,192,305	228,000	1,251,920	245,000	1,314,516	89,000	1,380,242	184,000



Country health housing Investor partnership opportunities

Developers, investors and individuals are invited to consider opportunities across regional WA to build new properties or lease their existing properties for country health staff.

Overview

WA Country Health Service (WACHS) is committed to ensuring our extraordinary healthcare staff have access to housing that is safe, secure, modern and comfortable, as well as sustainable, for years to come.

In addition to the financial benefits, you'll be making a meaningful contribution to the ongoing viability of health services in regional communities by helping us provide the best possible housing for our staff.



Country health housing: always in demand

Investors can be assured of ongoing demand for staff accommodation right across WACHS's 2.5 million square kilometre area.

We have more than 100 hospitals and health services and our 10,000-strong workforce of doctors, nurses, allied health, specialists, patient support, admin and more work in 145 locations in regional and remote WA.

We have a large permanent staff base who move frequently within the organisation, as well as a high number of people who choose to come and go for temporary assignments and a large visiting specialist practitioner workforce and student cohort.

What type of housing is WACHS looking for and in which locations?

We are looking for a range of units, apartments, townhouses and freestanding homes with a range of features including lock-up garages, low maintenance gardens.

Locations and needs can change regularly, so there are always new opportunities.



Benefits

- » Guaranteed rental income every month regardless of changes in occupation
- » Long-term leases available between 1-10 years
- » Fair market rent or cost rent reviewed annually
- » No additional costs

Fast facts

- » WA Country Health Service (WACHS) currently leases and owns more than 1,500 staff accommodation properties. Many of these will need to be upgraded and replaced in coming years.
- » In addition to our current stock we're looking to provide more than 300 additional dwellings in a range of regional locations.
- » Many of our staff bring their families with them, which affects their housing requirements.



Country health housing

Frequently asked questions

What type of housing is WACHS looking for?

We are looking for:

- Apartments/units with minimum 1 bedroom/1 bathroom and min floor area 60m²
 - Carport or lock-up garage, reverse cycle air conditioning
 - Fully enclosed courtyard/yard with alfresco area, low maintenance gardens, fully reticulated
 - 4m² storeroom, NBN ready, security features to be added
- Town houses with minimum 2 bedrooms/1 bathroom and floor area 93m²; 3 bed with minimum 135m²
 - Double lock-up garage, reverse cycle air conditioning
 - Fully enclosed courtyard/yard with alfresco area, low maintenance gardens, fully reticulated
 - 6m² storeroom, NBN ready, security features to be added
- Freestanding with minimum 3 bedrooms/2 bathrooms, min area 150m²
 - Double lock-up garage, bath in main bathroom, ensuite, reverse-cycle air conditioning
 - Fully enclosed yard with alfresco area, low maintenance gardens, fully reticulated
 - 9m² storeroom, NBN ready, security features to be added.

How can I find out where you're looking for new properties to be built?

Locations can change regularly. The best way is to contact the housing team via email (countryhealthhousing@health.wa.gov.au) and discuss your ideas and requirements.

I have an existing property and I'd like to lease it to WACHS. What is the process?

One of our leasing representatives will contact you by email or phone to find out more about your property and if it meets our required standards.

If we are interested, we will organise a property inspection and depending on the outcome, we may provide you with an Offer to Lease which will outline the lease terms, lease conditions and steps required to accept the offer.

Once the offer has been accepted, we will arrange for a handover of the property and the lease will commence.

What if my existing property doesn't currently meet WACHS required standards?

Our housing needs change frequently across the state. Please contact us and we will work with you on some possible solutions.

Will a cost rent or market rent apply?

A cost rent or market rent is paid, dependent upon the location, as set out in the [Government Regional Officer Housing \(GROH\) Client Agency Rent Policy](#).

What are the fees and charges?

There are no fees and charges.

What lease terms do you offer?

We have a range of options to suit your needs that include terms from one year to ten years.

Who is responsible for maintenance and tenant liability?

You are responsible for maintaining the property, its fixtures and rate charges. WACHS is responsible for any damage we cause to the property as well as tenant liability.

Can I sell the property during the term of the lease?

Yes. You'd be required to notify the purchaser of the lease which would carry over to the new owner.

What happens at the end of the lease?

At the end of the lease agreement, the lease is either renewed or the property returned to you. The property will be returned as per the original ingoing WACHS lease terms and the Residential Tenancy Act (excepting fair wear and tear).

Who inspects the property?

You are required to inspect the property biannually. WACHS will complete tenancy inspections.

What are the building requirements?

Our full suite of building documentation including functional briefs, specifications and all legal requirements can be found within our website.

What is the process of building a property to lease long-term to WACHS?

The process is designed to be simple and fair to both parties. You can read within our website.

Further information

Find out more about investment and leasing opportunities by contacting our team today: countryhealthhousing@health.wa.gov.au

Click [here](#) to visit the website.





















