

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) Tory Young (MPA)	Leandré Genis (ESO) Vince Bugna (MCS)	Mark Burgess (MoW)
Apologies:			

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

OFFICER RECOMMENDATION:

Moved: Seconded:

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

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: 23rd June 2023

Attachment(s): Long Term Housing Development Plan – Working Copy

10 Year Housing Maintenance and Capital Work Plan (as

amended)

OFFICER RECOMMENDATION

Moved: Seconded:

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 WAHCS 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.

 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 it 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 follow 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.

<u>UPDATE ON CURRENT PROJECTS</u>

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

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

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We advocate for improved State Government and Public Housing stock

VOTING REQUIREMENT

Simple Majority

5.	CLOSURE	OF MEETING
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Being no further business the meeting was closed at pm.

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

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
No. 6 (Lot 243) Hinck Street, Kondinin	Fair Value \$278,000	 Good condition and structurally sound. Generally 3 - 5 year same tenant
Constructed c. 1998	Executive Contract (all rent and utilities	occupancy period
Brick and Iron	covered by Shire)	- Suited to large family
4 x Bedroom 2 x Bathroom plus office	,	,
Corner Block	\$6,380 (2020-21 Budget Actuals)	RECOMMENDATION
Large Landscaped Yard	\$11,778.55 (2021-22 Budget Actuals)	- Continue to maintain and undertake minor
Garage Lockable Shed	\$15,000 (2022 – 23 Budget)	capital improvements over next 10 years
	Capital Improvements / Major Maintenance	
	- Painted (2017)	
	- Carpeted (2017)	
	- New A/C System (2022)	
No. 84 (Lot 125) Graham Street,	Fair Value \$266,000	- Good condition and structurally sound.
<u>Kondinin</u>	(2020 valuation)	 Generally 5 year plus same tenant
Constructed c. 2008	Executive Contract	occupancy period
Brick and Iron 3 x Bedroom 2 x Bathroom	(Rent and Utilities included in contract)	- Suited for single person or small family
Large yard (not landscaped)	\$6,667.41 (2020-21 Budget Actuals)	RECOMMENDATION
Carport only	\$4,148.53 (2021-22 Budget Actuals) \$7,000 (2022 – 23 Budget)	 Continue to maintain and undertake minor capital improvements over next 10 years
	Capital Improvements / Major Maintenance	
	- Carpets 2019	

HOUSE	VALUE AND COSTS	COMMENT / RECOMMENDATIONS
No. 43 (Lot 284) Repacholi Parade, Kondinin Brick and Iron Constructed c. 2003 4 x Bedroom 2 x Bathroom Lockable Garage	Fair Value \$281,000 (2020 valuation) Executive Contract (Only utilities included in contract) Tenant pays \$70 per week)	- Good condition and structurally sound Generally 5 year plus same tenant occupancy period RECOMMENDATION - Continue to maintain and undertake minor
Landscaped Yard	\$7,350 (2020-21 Budget Actuals) \$7,403.13 (2021-22 Budget Actuals) \$7,000 (2022 – 23 Budget) Capital Improvements / Major Maintenance - Basic Landscaping (2020)	capital improvements over next 10 years
No. 30 (Lot 246) Repacholi Parade, Kondinin	Fair Value \$267,000 (2020 valuation)	Good condition and structurally sound.Same tenant since 2016
Constructed c. 2013 3 Bedroom 2 Bathroom Lockable Garage Landscape Yard	Doctor Contract (all rent and utilities included) \$7,829 (2020-21 Budget Actuals) \$12,649.68 (2021-22 Budget Actuals) \$12,000 (2022 – 23 Budget) Capital Improvements / Major Maintenance - Upgrade to ACU system (Septic) (2022)	RECOMMENDATION - 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
No. 11 (Lot 255) Young Avenue, Kondinin	Fair Value \$166,000 (2020 valuation)	 Poor condition and structurally unsound. Same tenant since 2015 (during pool season)
Constructed c. 1970 3 x Bedroom 2 x Bathroom plus out house with toilet Basic Yard mostly lawn in rear yard	Pool Manager Contract (pays power) \$5,673.62 (2020-21 Budget Actuals) \$11,305.89(2021-22 Budget Actuals) \$10,000 (2022 – 23 Budget) Capital Improvements / Major Maintenance -Nil	RECOMMENDATION - Either look to sell or demolish and rebuild new 4 x 2 bedroom house on same lot in medium term
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 (2020 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) \$4,000(2022 – 23 Budget) Capital Improvements / Major Maintenance - Nil	 Poor condition and structurally unsound. Same tenant for over 10 years Significant works to bathroom and kitchen if were to re-tenant RECOMMENDATION Basic maintenance until current tenant vacates property To demolish and re-build 2 x 2 bedroom house when current tenant vacates property or sell property

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 41 (Lot 283) Repacholi Parade,	Fair Value \$276,000	- Good condition and structurally sound.
<u>Kondinin</u>	(2020 valuation)	- Same tenant since 2020
	Non-Executive Tenant	 Suited for single person or medium family
Constructed c. 2018	(Tenant pays \$70 per week and all utilities	
4 x Bedroom 2 x Bathroom	ex. Water)	RECOMMENDATION
Basic Landscaped Yard		 Continue to maintain and undertake minor
Carport Only	\$5,392.72(2020-21 Budget Actuals)	capital improvements over next 10 years
	\$5,971.93 (2021-22 Budget Actuals)	
	\$7,000 (2022 – 23 Budget)	
	Capital Improvements / Major Maintenance	
	- Jarradale Wood Fire (2021)	
No. 21 (Lot 252) Young Avenue,	Fair Value \$298,000	- Good condition and structurally sound.
<u>Kondinin</u>	(2020 valuation)	- Same tenant for over 10 years
		 Suited for single person or medium family
4 x Bedroom 2 x Bathroom	Non-Executive Tenant	
Brick and Iron	(Tenant pays \$70 per week, plus all utilities	RECOMMENDATION
Carport Only	exc. Water)	 Continue to maintain and undertake minor
Un-landscaped yard		capital improvements over next 10 years
	\$1,746.71	 If change of tenant undertake major capital
	(2020-21 Budget Actuals)	improvements including upgrade to
	\$3,401.11	bathrooms, painting, window treatments,
	(2021-22 Budget Actuals)	landscaping.
	\$5,000	
	(2022 – 23 Budget)	
	Capital Improvements / Major Maintenance	
	Nil	

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATIONS
No. 37 (Lot 143) Radbourne Drive,	Fair Value \$272,000	- Good condition and structurally sound.
<u>Hyden</u>	(2020 valuation)	- Same tenant since 2020
	Non-Executive Tenant	 Suited for single person or medium family
Constructed c. 1999	(Tenant pays \$70 per week and utilities exc.	
4 x Bedroom 2 x Bathroom	Water)	RECOMMENDATION
Lockable Garage		 Continue to maintain and undertake minor
Un-landscaped Yard	\$6,644.29	capital improvements over next 10 years
	(2020-21 Budget Actuals)	
	\$6,808.63	
	(2021-22 Budget Actuals)	
	\$7,000	
	(2022 – 23 Budget)	
	Capital Improvements / Major Maintenance	
	- Jarradale Wood fire	
No. 70 (Lat 44) Ough and Other at Manadiair	F-in V-I #000 000	
No. 76 (Lot 44) Graham Street, Kondinin	Fair Value \$266,000	- Good condition and structurally sound.
Constructed c. 2010	(2020 valuation)	- leased to WACHS since 2022 after long-
Brick and Iron	Futamed Daviddie Lagge	term tenants
3 x Bedroom 2 x Bathroom	External Periodic Lease	- Suited for single person or medium family or
Lockable Garage	(Tenant (WACHS) pays \$170 per week & all	continue WACHS arrangement
Large yard with part now landscaped	utilities exc. Water)	DECOMMENDATION
	\$10,450.1	RECOMMENDATION
	• •	- Continue to maintain and undertake minor
	(2020-21 Budget Actuals)	capital improvements over next 10 years
	\$23,560.49	- Continue to lease to WACHS until additional
	(2021-22 Budget Actuals) \$10,000	houses are constructed in Kondinin through
		WACHS investment partnership program.
	(2022 – 23 Budget)	
	Capital Improvements / Major Maintenance	
	- Internal Painting (2021)	
	- Garden Tidy Up (2021 -22)	
	- Basic Fit Out (2021)	
	- Dasio I it Out (2021)	

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 35 (Lot 161) Smith Loop, Hyden Constructed c. 1999 (transportable) 3 x Bedroom 2 x Bathroom Basic Landscaping	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	 Good condition and structurally OK. Same tenant since 2022 Suited for single person or medium family RECOMMENDATION Continue to maintain and undertake minor capital improvements over next 10 years
No. 28 (Lot 245) Repacholi Parade,	(2021-22 Budget Actuals) \$6,000 Capital Improvements / Major Maintenance - Nil Fair Value \$234,000	Whilst old, in good condition and structurally
Kondinin Constructed c. 1980 3 x Bedroom 1 x Bathroom Outhouse with power Brick and Tile Carport Only Landscaped	(2020 valuation) School Principal (GROH pays \$380 per week and utilities exc. Water) \$11,1158 (2020-21 Budget Actuals) \$2,409 (2021-22 Budget Actuals) \$7,000	sound. - Shire purchased in 2016 to be leased to GROH to support the Kondinin Primary School - Suited for single person or medium family RECOMMENDATION - Continue to maintain and undertake minor capital improvements over next 10 years - Continue to lease as GROH house to
	(2022 – 23 Budget) Capital Improvements / Major Maintenance - Nil	support Kondinin Primary School

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	(2020 valuation)	- Same tenant for around 10 years
Brick and Iron		- Strata Lot
3 x Bedroom 2 x Bathroom	Non-Executive Tenant	- Suited for single person or medium family
Carport Only	(Tenant pays \$70 per week and utilities exc.	5 1
Limited Landscaping	Water)	RECOMMENDATION
	,	Continue to maintain and undertake minor
	\$2,409	capital improvements over next 10 years
	(2020-21 Budget Actuals)	dapital improvemente ever next re years
	\$2706	
	(2021-22 Budget Actuals)	
	\$6,000	
	(2022 – 23 Budget)	
	(2022 – 20 Budget)	
	Capital Improvements / Major Maintenance	
	- Nil	
No. 51 Jones Street, Kondinin	Actual Value \$110,000	- Whilst old, in good condition and structurally
Constructed c. 1977	(2021 Independent valuation)	sound.
3 Bedroom 1 Bathroom	(2021 independent valuation)	- Shire purchased in 2021 for Shire outdoor
	Non-Executive Tenant	crew
	(Tenant pays \$70 per week and utilities exc.	
	Water)	- Suited for single person or medium family
	vvaler)	- Bathroom needs upgraded
	\$N/A	- Kitchen is small and in need of upgrading
	·	
	(2020-21 Budget Actuals)	DECOMMENDATION
	\$2,857.73	RECOMMENDATION
	(2021-22 Budget Actuals)	- Continue to maintain and undertake minor
	\$5,000	capital improvements over next 10 years
	(2022 – 23 Budget)	- Upgrade bathroom in short term
	Conital Immunication (Addison Addison	- Upgrade kitchen in the medium term
	Capital Improvements / Major Maintenance	- House too small for current tenants – would
	- Nil	like to be able to provide this family with a
		bigger Shire house

HOUSE	VALUE AND COSTS	COMMENT AND RECOMMENDATION
No. 94 (Lot 130) Graham Street,	Fair Value \$277,000	 Good condition and structurally sound.
<u>Kondinin</u>	(2021 Independent valuation)	- Same tenant for over 10 years
Constructed c. 1999		 Suited for medium family
Brick and Iron	Non-Executive Tenant	
3 x Bedroom (plus study) 2 x Bathroom	(Tenant pays \$70 per week and utilities exc. Water) \$2,517 (2020-21 Budget Actuals) \$9,882.43 (2021-22 Budget Actuals) \$10,000 (2022 – 23 Budget)	RECOMMENDATION - Continue to maintain and undertake minor capital improvements over next 10 years
	Capital Improvements / Major Maintenance - Carpet (2021)	
No. 46 (Lot 223) Graham Street, Kondinin Constructed c. 1969 3 x Bedroom 1 x Bathroom Original Bathroom	Fair Value \$120,000 (2020 valuation) Non-Executive Tenant (Tenant pays \$70 per week and utilities exc. Water) Capital Improvements - Carpet (2020) \$6,884.37 (2020-21 Budget Actuals) \$2,613 (2021-22 Budget Actuals) \$5,000 (2022 – 23 Budget)	 Poor to average condition and structurally OK. High turnover of tenants over last 10 years Ceilings have been replaced in bathroom and to be completed in living area RECOMMENDATION Continue to maintain and undertake minor capital improvements over next 5 years Consider to sell and/or demolish for new dwelling by 2028
	Capital Improvements / Major Maintenance	
	Kitchen upgraded 2012	

VACANT RESIDENTIAL LOTS	TENURE	COMMENT AND RECOMMENDATION
No. 51 Rankin Street, Kondinin Zoned Residential R10/25	Vacant lot owned by Shire	Potential to construct two 2 x bedroom 2 x bathroom dwelling for WACHS in 2023/2024 financial year.
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),	Vacant lot, but not currently owned by Shire.	Shire look to undertake proceedings under the
Kondinin		Local Government Act 1996 to take possession of
Zoned Residential R10/25	Shire demolished dwelling under provisions of Health Act 1911	property or auction.
18 Howlett Street (corner Rankin) Street,	Vacant lot, but not currently owned by Shire.	Shire look to undertake proceedings under the
Kondinin		Local Government Act 1996 to take possession of
Zoned Residential R10/25	Shire demolished dwelling under provisions	property or auction.
	of Health Act 1911	
Portion of rear of Lot 1590 Repacholi	Currently part of farm land Lot 1590	Shire Administration to report matter separately to
Parade, Kondinin	Owner wishing to excise part of lot zoned	Council
Zoned Urban Development	'Urban Development' and sell to Shire	
Access from Repacholi Parade	including the dam	
	Valuation was undertaken in 2021 to	
	commence this process	
No. 39 (Lot 150) Radbourne Drive,	WA Land Authority	Valuation completed in May 2023
Hyden	2189m2.	Look to purchase property with the view of
		development in future budgets as need arises.

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 CAPIT		CAPITAL	MTCE	CAP		CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP
	STAFF																			
No. 6 (Lot 243) Hinck Street, Kondinin																				
Chief Executive Officer - Burton																				
Brick / Iron (1998)	W-1						10.110		10.010		11.487		10.001				10.00=		10.000	
Fixed General	Water, power, insurance, ESL Maintenance	9,000 6,000		9,450 6,300		9,923 6,615	10,419 6,946		10,940 7,293		7,658		12,061 8,041		12,664 8,443	-	13,297 8,865	-	13,962 9,308	
Capital	A/C Upgrade	0,000	18,620	0,300		0,013	0,940		7,293		7,038		0,041		0,445		8,803		5,300	
Capital	Patio Extension		10,020			22,0	100													
Capital	Provision									10,000								15,000		
	Sub Total	15,000	18,620	15,750	0	16,538 22,	000 17,364	0	18,233	10,000	19,144	0	20,101	0	21,107	0	22,162	15,000	23,270	0
No. 21 (Lot 252) Young Avenue, Kondinin Works Crew - Lucas									-											
Brick / Iron (1988)																				
Fixed	Water, insurance, ESL	2,500		2,625		2,756	2,894		3,039		3,191		3,350		3,518		3,694		3,878	
General	Maintenance	4,500		4,725		4,961	5,209		5,470		5,743		6,030		6,332		6,649		6,981	
Capital	Paint Interior					10,0	100													
Capital	Garden Shed				5,000			40.000	-											
Capital Capital	Carport / Patio Replaced Improvements - Replace floor covering							10,000		15.000										
Сарітаі	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		,,,,,		,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		.,		, , ,				.,		.,,,,,				.,	
Manager Corporate Services - Bugna																				
Brick / Iron (2008)									↓		↓									
Fixed General	Water, insurance, power, gas, ESL. Maintenance	3,500 3,500		3,675 3,675		3,859 3,859	4,052 4,052	1	4,254 4,254		4,467 4,467		4,690 4,690		4,925 4,925		5,171 5,171		5,430 5,430	
General Capital	Provision	3,500		3,675		3,859	4,052	10,000	4,254		4,46/		4,690		4,925	+	5,1/1	-	5,430	
Captial	Provision							10,000						12,000						
	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 Incomes and ECI	3.500		3,675		3.859	4.052		4.254		4.467		4.690		4.925		5.171		5.430	
General	Water, Insurance, gas, ESL. Maintenance	10,500		11,025		11,576	12,155		12,763		13,401		14,071		14,775		15,513		16,289	
Capital	Internal Painting	10,500		11,025	15,000	11,570	12,100		12,700		15,401		14,071		14,773		10,010		10,203	
Capital	Provision													10,000						
Capital	Provision							15,000												
N. 40 (1 + 200) O. I. O. H. H. H. H.	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 Ash / Iron (1969)									1											
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 Capital	Paint Interior Bathroom Upgrade				10,000	.			1 1	20,000										
Сарітаі	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	Oub Total	7,000	_	1,000	10,000	7,710	0,103		0,303	20,000	0,554		3,501	_	3,030		10,542	13,000	10,000	
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 Capital	Maintenance Provision	3,500		3,675		3,859	4,052	-	4,254		4,467		4,690		4,925	10,000	5,171		5,430	
Capital Capital	Provision							15,000						8,000		10,000				8,000
	Sub Total	7,000	-	7,350	-	7,718	8,103		8,509	-	8,934	-	9,381	8,000	9,850	10,000	10,342	-	10,859	
No. 4 (Lot 210) Wignell Street, Kondinin											İ									
Works Crew - White									\vdash	-	\Box									
Asb / Iron (1950-60's) Fixed	Water Incurence ESI	0.000		2.100		2.205	0.0:=	-	2,431		2,553		0.000		2,814	-	2,955		3,103	
General	Water, Insurance, ESL. Maintenance	2,000 2,000		2,100		2,205 2,205	2,315 2,315		2,431		2,553		2,680 2,680		2,814 2,814		2,955		3,103	
Capital	Bathroom Upgrade	2,000		2,100		2,200	2,315	15,000	2,401		2,003		2,000		2,014		2,300		3,103	
Capital	Provision																	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									\perp		\vdash					1				
Manger of Works - Burgess Brick / Iron								-	1											
Fixed	Water, Insurance, Power, Gas, ESL	4,000		4,200		4,410	4,631	1	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	Flooring	.,		.,		10,0	100				.,		,		, ==		,		,.,,	
Capital	Painting											15,000								
	Sub Total	7,000	-	7,350	•	7,718 10,0	00 8,103	-	8,509	•	8,934	15,000	9,381	•	9,850		10,342	- 1	10,859	-
No. 51 (Lot 97) Jones Street, Kondinin							_	-	+							-				
Works Crew - Bennell Brick / Tile (1975)								1	+ +		+ +									
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					20,0	100													
Capital	Provision									10,000								15,000		
	Sub Total	7,000	-	7,350	-	7,718 20,0	00 8,103	-	8,509	10,000	8,934	-	9,381	-	9,850	-	10,342	15,000	10,859	-

DESIGNATION No. 35 (Lot 161) Smith Loop, Hyden Community Development Officer - Thomas Transportable (2012) Fixed General Capital No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 3,500 3,500 3,500 7,000 3,500 7,000 3,500 2,500	CAPITAL	2023/2024 MTCE 3,675 3,675 3,675 7,350 7,350 7,350	-	2024/2025 MTCE 3,859 3,859 7,718 3,859 3,859 3,859	5,000	4,052 4,052 4,052 4,052 4,052 4,052 4,052	15,000	4,254 4,254 4,254 4,254 4,254	CAP	2027/2028 MTCE 4,467 4,467 8,934 4,467 4,467	CAP	4,690 4,690 4,690 4,690 4,690	10,000 10,000	2029/2030 MTCE 4,925 4,925 9,850 4,925 4,925	CAP	2030/2031 MTCE 5.171 5.171 10,342 5,171 5,171	CAP	2031/2032 MTCE 5,430 5,430 10,859 5,430 5,430	CAP	
Community Development Officer - Thomas Transportable (2012) Fixed General Capital No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General General General General Capital	Maintenance Provision Sub Total Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 3,500 7,000 7,000 3,500 3,500 7,000	CAPITAL	3,675 3,675 7,350 3,675 3,675 7,350	-	3,859 3,859 7,718 3,859 3,859	5,000	4,052 4,052 8,103 4,052 4,052	15,000	4,254 4,254 8,509 4,254 4,254		4,467 4,467 8,934	CAP	4,690 4,690 9,381	10,000	4,925 4,925 9,850		5,171 5,171 10,342 5,171	CAP	5,430 5,430 10,859	
Community Development Officer - Thomas Transportable (2012) Fixed General Capital No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General General General General Capital	Maintenance Provision Sub Total Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 7,000 3,500 3,500 7,000 7,000	•	3,675 7,350 3,675 3,675 7,350		3,859 7,718 3,859 3,859	5,000	4,052 8,103 4,052 4,052	15,000	4,254 8,509 4,254 4,254	-	4,467 8,934 4,467	-	4,690 9,381 4,690		4,925 9,850 4,925	-	5,171 10,342 5,171	-	5,430 10,859 5,430	-
Community Development Officer - Thomas Transportable (2012) Fixed General Capital No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General General General General Capital	Maintenance Provision Sub Total Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 7,000 3,500 3,500 7,000 7,000	-	3,675 7,350 3,675 3,675 7,350		3,859 7,718 3,859 3,859	5,000	4,052 8,103 4,052 4,052	15,000	4,254 8,509 4,254 4,254	-	4,467 8,934 4,467	-	4,690 9,381 4,690		4,925 9,850 4,925	-	5,171 10,342 5,171	-	5,430 10,859 5,430	-
Community Development Officer - Thomas Transportable (2012) Fixed General Capital No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General General General General Capital	Maintenance Provision Sub Total Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 7,000 3,500 3,500 7,000 7,000		3,675 7,350 3,675 3,675 7,350		3,859 7,718 3,859 3,859	5,000	4,052 8,103 4,052 4,052	15,000	4,254 8,509 4,254 4,254	-	4,467 8,934 4,467	-	4,690 9,381 4,690		4,925 9,850 4,925	-	5,171 10,342 5,171	-	5,430 10,859 5,430	-
Transportable (2012) Fixed General Capital No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital Capital Ro. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Maintenance Provision Sub Total Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 7,000 3,500 3,500 7,000 7,000		3,675 7,350 3,675 3,675 7,350		3,859 7,718 3,859 3,859	5,000	4,052 8,103 4,052 4,052	15,000	4,254 8,509 4,254 4,254	-	4,467 8,934 4,467	-	4,690 9,381 4,690		4,925 9,850 4,925	-	5,171 10,342 5,171	-	5,430 10,859 5,430	-
General Capital No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Maintenance Provision Sub Total Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 7,000 3,500 3,500 7,000 7,000		3,675 7,350 3,675 3,675 7,350		3,859 7,718 3,859 3,859	5,000	4,052 8,103 4,052 4,052	15,000	4,254 8,509 4,254 4,254	-	4,467 8,934 4,467	-	4,690 9,381 4,690		4,925 9,850 4,925	-	5,171 10,342 5,171	-	5,430 10,859 5,430	-
Capital No. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Provision Sub Total Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Sub Total STAFF HOUSING TOTAL	7,000 3,500 3,500 7,000 7,000		7,350 3,675 3,675 7,350		7,718 3,859 3,859	5,000	4,052 4,052	15,000	4,254 4,254	-	8,934 4,467	-	9,381 4,690		9,850 4,925	-	10,342 5,171	-	10,859 5,430	-
Wo. 37 (Lot 143) Radbourne Drive, Hyden Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Sub Total Water, Insurance, ESL. Maintenance Provision Sub Total STAFF HOUSING TOTAL	3,500 3,500 7,000 3,500 2,500	•	3,675 3,675 7,350		3,859 3,859	5,000	4,052 4,052	15,000	4,254 4,254	-	4,467	-	4,690		4,925	-	5,171	-	5,430	-
Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Water, Insurance, gas, ESL. Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 3,500 7,000 3,500 2,500	-	3,675 3,675 7,350		3,859 3,859		4,052 4,052	15,000	4,254 4,254	-	4,467	-	4,690	10,000	4,925	-	5,171	-	5,430	
Works Crew - Riddell Brick / Iron (1999) Fixed General Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 7,000 3,500 2,500	-	7,350 7,350	-	3,859	-	4,052		4,254											
Fixed General Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 7,000 3,500 2,500	-	7,350 7,350	-	3,859	-	4,052		4,254											
General Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Maintenance Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 7,000 3,500 2,500	-	7,350 7,350	-	3,859	-	4,052		4,254											
Capital Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Provision Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	7,000 3,500 2,500	-	7,350 3,675	-		-					4,467		4,690		4,925		5,171		5,430	
Capital No. 34 (Lot 169B) Smith Loop (Hynes Street), Hyden Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Provision Sub Total Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 2,500	-	3,675	-	7,718	-	8,103													
Works Crew - Hahn Brick / Iron (2010) General Capital	Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 2,500		3,675	-	7,718	-	8,103	15,000								10,000			-	
Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	3,500 2,500		3,675		1,7.10		0,100		8,509	-	8,934	-	9,381		9,850		10,342		10,859	
Works Crew - Hahn Brick / Iron (2010) Fixed General Capital	Water, Insurance, ESL. Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	2,500								0,000		0,004		0,001		5,550	.0,000	.0,0.2		.0,000	$\overline{}$
Fixed General Capital	Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	2,500																			
General Capital	Maintenance Provision Provision Sub Total STAFF HOUSING TOTAL	2,500																			
Capital	Provision Provision Sub Total STAFF HOUSING TOTAL			2,625		3,859		4,052		4,254		4,467		4,690		4,925		5,171		5,430	
	Provision Sub Total STAFF HOUSING TOTAL	6,000			-	2,756		2,894		3,039		3,191		3,350	15,000	3,518		3,694		3,878	
Сърган	Sub Total STAFF HOUSING TOTAL	6,000					10,000								15,000						
	STAFF HOUSING TOTAL			6,300	-	6,615		6,946	-	7,293		7,658	-	8,041	15,000	8,443	-	8,865		9,308	
				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								,				,					
		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
		33,000	10,020	103,930	30,000	105,146	82,000	114,003	77,000	120,333	03,000	120,332	13,000	132,009	38,000	133,303	10,000	140,200	00,000	133,361	8,000
No. 28 (Lot 245) Repacholi Parade, Kondinin	NON STAFF																			+	
School Principal																				+	
Brick / Iron (1970/80's)																				$\overline{}$	
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						10.000				15,000									+	
Capital Capital	Painting Interior Flooring						12,000		10												
Оарпа	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		-,,,,,		-,		-,	12,000	,		10,010	,	,		,		,		,			
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 Capital	Maintenance Provision	3,000		3,150		3,308		3,473		3,647	10,000	3,829		4,020		4,221		4,432	12,000	4,654	
Сарнаі	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	our rotal	10,000		10,000		11,020		11,010		.2,.00	10,000	12,700		10,401	+	1-1,011		14,770	12,000	-10,010	-
Pool Manager - Franich																					
Brick / Tile (1970)	Turk to the second																				
Fixed General	Water, Insurance, power, ESL Maintenance	3,500 3,500		3,675 3,675	 	3,859 3,859		4,052 4,052		4,254 4,254		4,467 4.467		4,690 4,690		4,925 4,925		5,171 5,171		5,430 5,430	
Capital	Provision	3,500		3,075		3,039	15,000	4,052		4,254		4,467		4,690		4,925		5,171		5,430	
Capital	Provision						10,000				10,000									$\overline{}$	
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																			<u>_</u>		-
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								I	40 mg - T				40.07- T	T	## C		T			
	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	-
	1																				
	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

STREET	DESIGNATION	WORK PROPOSED	2022	2/23	202	3/24	2024	4/25	2025	26	202	6/27	2027/	28	202	8/29	202	9/30	2030	/31	203	1/32
			MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP
	HALLS					,	•	1				1						1	'	,	1	
Jones Street	Kondinin Town Hall	FI 1:1 W 1 O 1	12.000		12.600		13.230		13.892		14.586		15.315		16.081		16.885		17.729		18.616	
	Fixed Maintenance	Electricty, Water, Gas, Insurance, Cleaning Building Maintenance	3,000		3,150		3,308		3,473		3,647		3.829		4.020		4,221		4,432		4,654	
	Capital	Stage Curtain	3,000	10.000	3,130		3,300		3,473		3,047		3,023		4,020		4,221		4,432		4,034	
	Capital	Provision Provision		10,000										10.000								6.000
	Painted interior 2021	11010.01												10,000								- 0,000
			15,000	10,000	15,750	0	16,538	0	17,364	0	18,233	0	19,144	10,000	20,101	0	21,107	0	22,162	0	23,270	6,000
Marshall Street	Hyden Town Hall																					
	Fixed	Electricity, Water, Gas, Insurance, Cleaning etc.	8,000		8,400		8,820		9,261		9,724		10,210		10,721		11,257		11,820		12,411	
	Maintenance	Building Maintenance	3,000		3,150		3,308		3,473		3,647		3,829		4,020		4,221		4,432		4,654	
	Capital	Floor Replaced			0		0		0		0			20,000	0		0		0		0	
	Capital	Provision								10,000												8,000
	Painted interior, new curtains 2019		11.000		44 550		40.400		40 704	40.000	40 074		44.000	20.000	14.741		45 470		40.050	0	47.0CE	0.000
M. II. Ot . I	K 1 1 11 11		11,000	U	11,550	U	12,128	U	12,734	10,000	13,371	U	14,039	20,000	14,/41	U	15,478	U	16,252	U	17,065	8,000
Melba Street	Karlgarin Hall	Electricity Weter Incomes Observed	0.500		0.005		0.750		0.004		2.020		2.404		2.250		2.540		2.004		2.070	
	Fixed Maintenance	Electricity, Water, Insurance, Cleaning etc. Building Maintenance	2,500 1,500		2,625 1,575		2,756 1,654		2,894 1,736		3,039 1,823		3,191 1,914		3,350 2,010		3,518 2,111		3,694 2,216		3,878 2,327	
<u> </u>	Capital	Provision	1,500		1,5/5	-	1,004		1,130		1,023	15,000	1,914		2,010	8,000	2,111		2,210	۸	2,321	
	Capital	Kitchen Flooring										13,000	1	10,000		0,000				0		
	Flooring polished 2020	Tatonon i roomig							1	- +				10,000								
			4,000	0	4,200	0	4,410	0	4,631	0	4,862	15,000	5,105	10,000	5,360	8,000	5,628	0	5,910	0	6,205	0
Bendering Hall Rd	Bendering Hall		,		,		,		, , ,		,	.,	1111	.,	.,	.,,	.,		.,		.,	
,	Fixed	Insurance	105		110		116		122		128		134		141		148		155		163	
	Maintenance	Building Maintenance	1,000		1,050		1,103		1,158		1,216		1,276		1,340		1,407		1,477		1,551	
	Capital	Upgrade windows, doors and verandah		14,000							·											
			1,105	14,000	1,160	0	1,218	0	1,279	0	1,343	0	1,410	0	1,481	0	1,555	0	1,633	0	1,714	0
King Rocks Road	King Rocks Hall																					
	Fixed	Insurance	105		110		116		122		128		134		141		148		155		163	
	Maintenance	Provision										5,000										
			105	0	110		116	0	122	0	128		134	0	141	0	148	0	155	0	163	0
	TOTAL HALLS		31,210	24,000	32,771	0	34,409	0	36,129	10,000	37,936	20,000	39,833	40,000	41,824	8,000	43,916	0	46,111	0	48,417	14,000
	OFFICES, CLINICS, DAY CARE		, ,			,		1				1						1				
Graham	Kondinin Admin Office	D W 1 F0 0 1	00.000		01.000		00.050		00.450		01.010		05.500		00.000		00.440		00 = 10		04.00	
	Fixed Maintenance	Power, Water, Insurance, ESL, Cleaning	20,000		21,000		22,050		23,153		24,310		25,526		26,802		28,142		29,549		31,027	
	Capital	Building Maintenance Provision	5,000		5,250		5,513		5,788	15.000	6,078		6,381		6,700		7,036	20.000	7,387		7,757	
	Сарітаі	T TO VISION	25,000	0	26,250	0	27,563		28,941	15,000	30,388	0	31,907	٨	33,502	0	35,178		36.936	0	38,783	
Rankin	Kondinin Art Centre		20,000		20,200		21,000		20,041	10,000	00,000	•	01,501		00,002		00,110	20,000	00,000	•	00,700	
I COLINIII	Fixed	Insurance, water, power, ESL	2.000		2,100		2,205		2,315		2,431		2,553		2,680		2,814		2,955		3,103	
	Maintenance	Building Maintenance	2,000		2,100		2,205		2,315		2,431		2,553		2,680		2,814		2,955		3,103	
	Capital	Provision	,		,		,		,		,		,,,,,	15,000	,				,		-,	15,000
	·		4,000	0	4,200	0	4,410	0	4,631	0	4,862	0	5,105	15,000	5,360	0	5,628	0	5,910	0	6,205	15,000
Jones Street	Lions Den																					
	Fixed	Insurance, water, power, ESL	1,800		1,890		1,985		2,084		2,188		2,297		2,412		2,533		2,659		2,792	
	Maintence	Building Maintenance	700		735		772		810		851		893		938		985		1,034		1,086	
	Capital	Provision														10,000				8,000		15,000
			2,500	0	2,625	0	2,756	0	2,894	0	3,039	0	3,191	0	3,350	10,000	3,518	0	3,694	8,000	3,878	15,000
Gordon Street	Kondinin CRC																					
	Fixed	Insurance, water, ESL,	3,000		3,150		3,308		3,473		3,647		3,829		4,020		4,221		4,432		4,654	
	Maintenance	Building Maintenance	3,000		3,150		3,308		3,473	40.000	3,647		3,829		4,020		4,221		4,432	C 000	4,654	
	Capital	Provision	6,000		6,300		6,615		6,946	10,000 10,000	7,293		7,658	^	8,041	^	8,443	_	8.865	6,000 6.000	9,308	^
Marshall Street	Hyden CRC		0,000	U	0,300	U	0,013	U	0,946	10,000	1,293	U	1,008	U	0,041	U	0,443	U	0,000	0,000	9,308	U
Ividi Silali Street	Fixed	Insurance, water, ESL,	8,000		8.400		8.820		9.261		9.724		10.210		10.721		11.257		11.820	-	12,411	
	Maintenance	Building Maintenance	4,000		4,200		4,410		4.631		4.862		5,105		5.360		5,628		5,910		6,205	
	Capital	Provision Provision	4,000		4,200		4,410	15,000	4,031		4,002		3,103		3,300	20,000	3,020		3,510		0,203	
			12.000	0	12.600	0	13.230	15,000	13.892	0	14.586	0	15.315	0	16.081	20,000	16.885	0	17.729	n	18.616	0
Graham Street	Kondinin Medical Centre		-2,000		,_,000		.0,200	.0,000	.0,002		. 1,000		.0,0.0		.0,001	20,000	.0,000		,0		.0,0.0	
	Fixed	Insurance, power, water, cleaning	60,000		63,000		66,150		69,458		72,930		76,577		80,406		84,426		88,647		93,080	
	Maintenance	Building Maintenance	5,000		5,250		5,513		5,788		6,078		6,381		6,700		7,036		7,387		7,757	
	Capital	Provision			-, , , , ,		-,,		-, -,	25,000	.,.				., .,	15,000			,,,,		,	20,000
	New Air Con System 2021																					
			65,000	0	68,250	0	71,663	0	75,246	25,000	79,008	0	82,958	0	87,106	15,000	91,462	0	96,035	0	100,836	20,000
McPherson Street	Hyden Daycare																					
	Fixed	Insurance, water, ESL,	4,000		4,200		4,410		4,631		4,862		5,105		5,360		5,628		5,910		6,205	
	Maintenance	Building Maintenance	4,000		4,200		4,410		4,631	T	4,862		5,105		5,360		5,628		5,910		6,205	
	Maintenance	Ceiling Replacement	10,000]	1 T	Ţ									I	Ī		
	Maintenance	Flooring Replacement	7,000							45.000								00.00				
	Capital	Provision	05.000		^ 15-	<u> </u>	0.000		0.004	15,000	A 76 *		40.040		40.761		44.05-	20,000	44.000		40.11.	
1			25,000	0	8,400	0	8,820	0	9,261	15,000	9,724	0	10,210	0	10,721	0	11,257	20,000	11,820	0	12,411	0

	DESIGNATION	WORK PROPOSED	2022	2/23	2023	3/24	2024	1/25	2025/	26	2026/	27	2027/28	202	3/29	202	9/30	2030)/31	2031/32	2
STREET			MTCE		MTCE		MTCE		MTCE		MTCE	CAP	MTCE C		CAP	MTCE		MTCE	CAP		CAP
			_																		
Marshall Street	Hyden Youth Base																				
	Fixed	Insurance, cleaning	2,500		2,625		2,756		2,894		3,039		3,191	3,350		3,518		3,694		3,878	
	Maintenance	Building Maintenance	2,000	$oxed{oxed}$	2,100		2,205		2,315		2,431		2,553	2,680		2,814		2,955		3,103	
	Capital	Storage Conversion to Toilet/Shower				100,000															20,00
			4,500	0	4,725	100,000	4,961	0	5,209	0	5,470	0	5,743	0 6,030	0	6,332	0	6,649	0	6,981	20,00
	TOTAL OFFICE, CLINICS, DAYCARE		144,000		133,350	100,000		15,000		65,000	154,369	0		15,000 170,192	45,000		40,000	187,637	14,000	197,019	70,00
	WORKSHOPS, GARAGES, STORES, SHOPS		1,		100,000	100,000		,	,	,	,		,	,	,	,	,	,	,	,	,
Graham Street	Kondinin Depot		<u> </u>				1											1			
	Fixed	Insurance, power, water, cleaning	40,000		42,000		44.100		46,305		48,620		51,051	53,604		56,284		59,098		62,053	
	Building Maintenance	Building Maintenance	25,000		26,250		27,563		28,941		30,388		31,907	33,502		35,178		36,936		38,783	
	Capital	Dog Pound				10,000							7.,001								
	Captial	Toilet / Storage independent from FESA	1			,	† †								100,000						
	Capital	Provision	1				1			25.000					100,000						
			65,000	0	68,250	10,000	71,663	0	75,246	25,000	79,008	0	82,958	0 87,106	100,000	91,462	0	96,035	0	100,836	
Clayton Street	Hyden Depot		4		,	.,			,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- ,		,,,,,,,								
,	Fixed	Insurance, water, cleaning, gardening	14,000		14,700		15,435		16,207		17,017		17,868	18,761		19,699		20,684		21,719	
	Maintenance	Building Maintenance	4,000		4,200		4,410		4,631		4,862		5,105	5,360		5,628		5,910		6,205	
	Capital	New Crib Room	1,000		.,200		.,	200,000	1,001		.,002		-,	5,500		5,520		0,0.0		-,200	
	Capital	Patio and Covered Archway				38,000															
	Capital	Self Contained Accomodation Units				20,000		400,000				150,000									
	Capital	Provision Provision						,				,					30,000				
	p		18,000	0	18,900	38.000	19,845	600,000	20,837	0	21,879	150,000	22,973	0 24,122	0	25,328		26,594	0	27,924	
Melba Street	Karlgarin Fire Shed		10,000		10,000		10,010	,		-	,	100,000	,-:-				22,222		-	,	
o.ba ou ou	Fixed	Insurance	122		128		135		141		148		156	163		172		180		189	
	Maintenance	Provision	122		120		100		141		140		130	100		112		100		103	
	That to tall to		122	0	128	0	135	0	141	0	148	0	156	0 163	0	172	0	180	0	189	
Graham Street	Kondinin DFES Shed		 	<u>`</u>	.20	•		•		-		•	.00	- 100	•		,		•	.00	
Ordinalli Otroct	Fixed	Insurance	652		685		719		755		793		832	874		917		963		1,011	
	Maintenance	Provision	002	\vdash	000		713		755		133		002	0/4		317		303		1,011	
	Maintonance	1101101011	652	_	685	0	719	٨	755	0	793	0	832	0 874	٥	917	0	963	0	1,011	
Lynch Street	Hyden DFES Shed		032		000		713		755		133	U	032	0 074		311	U	303	U	1,011	
Lynch Street	Fixed	Insurance	563		591		621		652		684		719	754		792		832		873	
	Capital	Provison	303		391		021		002		004	-	715	134		132		032		0/3	
	Oapitai	TOVISOR	563	_	591	n	621	٨	652	0	684	0	719	0 754	۸	792	0	832	٥	873	
	Kondinin Waste Transfer		303		331		021	U	032		004	U	713	0 734		132	U	032	U	0/3	
	Fixed	Incurance food wages plant fire equipment	90,000		94,500		99,225		104,186	-	109,396		114,865	120,609		126,639		132,971		139,620	
	Maintenance	Insurance, fees, wages, plant, fire equipment Provision	3,000		3,150		3,308		3,473		3,647		3,829	4,020		4,221		4,432		4,654	
	Capital	Provision	3,000	1	3,130		3,300		3,473		3,047	5,000	3,029	4,020		4,221		4,432		4,034	
	Сарна	FIOVISION	-	1								3,000									
			93,000		97,650	0						5,000						1	0	144,274	
	Hyden Waste Transfer		30,000	ٽ—			102 533	0	107 6591	01	113 042		118 694	0 124 629	0	130.860	0	137 403			
					37,000		102,533	0	107,659	0	113,042	5,000	118,694	0 124,629	0	130,860	0	137,403	U	,	
	Eivod	Incurance fees wares plant fire equipment	102.000	——		•		0		0		5,000			0	,	0		U		
	Fixed	Insurance, fees, wages, plant, fire equipment	102,000		107,100		112,455	0	118,078	0	123,982	5,000	130,181	136,690	0	143,524	0	150,700	U	158,235	
	Maintenance	Provision	102,000 3,000					5,000		0		3,000		136,690 4,020	0	,	0		5,000		
			3,000		107,100 3,150	0	112,455 3,308	5,000	118,078 3,473	0	123,982 3,647	5,000	130,181 3,829	136,690 4,020 5,000	0	143,524 4,221		150,700 4,432	5,000	158,235 4,654	
	Maintenance Capital	Provision			107,100	0	112,455	5,000 5,000	118,078	0	123,982	3,000	130,181	136,690 4,020	0	143,524		150,700	5,000 5,000	158,235	
	Maintenance Capital Kondinin Saleyards	Provision Provision	3,000 105,000	0	107,100 3,150 110,250	0	112,455 3,308 115,763		118,078 3,473 121,551	0	123,982 3,647 127,628	0	130,181 3,829 134,010	136,690 4,020 5,000 5,000 140,710	0	143,524 4,221 147,746	0	150,700 4,432 155,133		158,235 4,654 162,889	
	Maintenance Capital Kondinin Saleyards Fixed	Provision Provision Water	3,000 105,000 2,000	0	107,100 3,150 110,250 2,100	0	112,455 3,308 115,763		118,078 3,473 121,551	0	123,982 3,647 127,628	0	130,181 3,829 134,010	136,690 4,020 5,000 5,000 140,710	0	143,524 4,221 147,746 2,814	0	150,700 4,432 155,133 2,955		158,235 4,654 162,889	
	Maintenance Capital Kondinin Saleyards Fixed Maintenance	Provision Provision Water Spraying, Slashing etc.	3,000 105,000	0	107,100 3,150 110,250	0	112,455 3,308 115,763		118,078 3,473 121,551	0	123,982 3,647 127,628	0	130,181 3,829 134,010	136,690 4,020 5,000 5,000 140,710	0	143,524 4,221 147,746	0	150,700 4,432 155,133		158,235 4,654 162,889	
	Maintenance Capital Kondinin Saleyards Fixed	Provision Provision Water	3,000 105,000 2,000 2,000	0	107,100 3,150 110,250 2,100 2,100	0	112,455 3,308 115,763 2,205 2,205		118,078 3,473 121,551 2,315 2,315	0	123,982 3,647 127,628 2,431 2,431	0	130,181 3,829 134,010 2,553 2,553	136,690 4,020 5,000 5,000 140,710 2,680 2,680	10,000	143,524 4,221 147,746 2,814 2,814	0	150,700 4,432 155,133 2,955 2,955		158,235 4,654 162,889 3,103 3,103	
Pankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital	Provision Provision Water Spraying, Slashing etc.	3,000 105,000 2,000	0	107,100 3,150 110,250 2,100	0	112,455 3,308 115,763		118,078 3,473 121,551	0	123,982 3,647 127,628	0	130,181 3,829 134,010	136,690 4,020 5,000 5,000 140,710	10,000 10,000	143,524 4,221 147,746 2,814	0	150,700 4,432 155,133 2,955		158,235 4,654 162,889	
Rankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building	Provision Provision Water Spraying, Slashing etc. Provision	3,000 105,000 2,000 2,000 4,000	0	107,100 3,150 110,250 2,100 2,100 4,200	0	112,455 3,308 115,763 2,205 2,205		118,078 3,473 121,551 2,315 2,315 4,631	0	123,982 3,647 127,628 2,431 2,431 4,862	0	130,181 3,829 134,010 2,553 2,553 5,105	136,690 4,020 5,000 140,710 2,680 2,680 0 5,360		143,524 4,221 147,746 2,814 2,814 5,628	0	150,700 4,432 155,133 2,955 2,955 5,910		158,235 4,654 162,889 3,103 3,103 6,205	
Rankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed	Provision Provision Water Spraying, Slashing etc. Provision Insurance	3,000 105,000 2,000 2,000 4,000 2,315	0	107,100 3,150 110,250 2,100 2,100 4,200	0	112,455 3,308 115,763 2,205 2,205 4,410		118,078 3,473 121,551 2,315 2,315 4,631	0	123,982 3,647 127,628 2,431 2,431 4,862 2,814	0	130,181 3,829 134,010 2,553 2,553 5,105	136,690 4,020 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102		143,524 4,221 147,746 2,814 2,814 5,628	0	150,700 4,432 155,133 2,955 2,955 5,910		158,235 4,654 162,889 3,103 3,103 6,205	
Rankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision	3,000 105,000 2,000 2,000 4,000	0	107,100 3,150 110,250 2,100 2,100 4,200	0	112,455 3,308 115,763 2,205 2,205		118,078 3,473 121,551 2,315 2,315 4,631	0	123,982 3,647 127,628 2,431 2,431 4,862	0	130,181 3,829 134,010 2,553 2,553 5,105	136,690 4,020 5,000 140,710 2,680 2,680 0 5,360		143,524 4,221 147,746 2,814 2,814 5,628	0	150,700 4,432 155,133 2,955 2,955 5,910		158,235 4,654 162,889 3,103 3,103 6,205	
Rankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision	3,000 105,000 2,000 2,000 4,000 2,315	0	107,100 3,150 110,250 2,100 2,100 4,200		112,455 3,308 115,763 2,205 2,205 2,205 4,410 2,552 3,859		118,078 3,473 121,551 2,315 2,315 4,631	0	123,982 3,647 127,628 2,431 2,431 4,862 2,814	0 0 50,000	130,181 3,829 134,010 2,553 2,553 5,105	136,690 4,020 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102		143,524 4,221 147,746 2,814 2,814 5,628	0	150,700 4,432 155,133 2,955 2,955 5,910		158,235 4,654 162,889 3,103 3,103 6,205	
Rankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Pravision Painting	3,000 105,000 2,000 2,000 4,000 2,315	0	107,100 3,150 110,250 2,100 2,100 4,200	0	112,455 3,308 115,763 2,205 2,205 2,205 4,410 2,552 3,859		118,078 3,473 121,551 2,315 2,315 4,631	0	123,982 3,647 127,628 2,431 2,431 4,862 2,814	0	130,181 3,829 134,010 2,553 2,553 5,105	136,690 4,020 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102		143,524 4,221 147,746 2,814 2,814 5,628	0	150,700 4,432 155,133 2,955 2,955 5,910		158,235 4,654 162,889 3,103 3,103 6,205	100.00
Rankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision	3,000 105,000 2,000 2,000 4,000 2,315 3,500	0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675	10,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859		118,078 3,473 121,551 2,315 2,315 4,631 2,680 4,052	0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254	0 0 50,000	130,181 3,829 134,010 2,553 2,553 5,105 2,955 4,467	136,690 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690		143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925	0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171		158,235 4,654 162,889 3,103 3,103 6,205 3,591 5,430	100,00
Rankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital Capital	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Provision Provision Provision Provision	3,000 105,000 2,000 2,000 4,000 2,315 3,500 5,815	0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675	10,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859	0	118,078 3,473 121,551 2,315 2,315 4,631 2,680 4,052	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254	0 0 50,000	130,181 3,829 134,010 2,553 2,553 2,563 5,105 2,955 4,467	136,690 4,020 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925	0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171	5,000	158,235 4,654 162,889 3,103 3,103 3,103 6,205 3,591 5,430	100,00
Rankin Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHC	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Provision Provision Provision Provision	3,000 105,000 2,000 2,000 4,000 2,315 3,500	0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675	10,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859		118,078 3,473 121,551 2,315 2,315 4,631 2,680 4,052	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254	0 0 50,000	130,181 3,829 134,010 2,553 2,553 5,105 2,955 4,467	136,690 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690		143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925	0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171		158,235 4,654 162,889 3,103 3,103 3,103 6,205 3,591 5,430	
	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHOPOLS, AIRSTRIP	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Provision Provision Provision Provision	3,000 105,000 2,000 2,000 4,000 2,315 3,500 5,815	0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675	10,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859	0	118,078 3,473 121,551 2,315 2,315 4,631 2,680 4,052	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254	0 0 50,000	130,181 3,829 134,010 2,553 2,553 2,563 5,105 2,955 4,467	136,690 4,020 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925	0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171	5,000	158,235 4,654 162,889 3,103 3,103 3,103 6,205 3,591 5,430	100,00
Rankin Street Graham Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHOPOLS, AIRSTRIP Kondinin Aquatic Centre	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Painting Provision Provision Possion	3,000 105,000 2,000 2,000 4,000 2,315 3,500 5,815 292,152	0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675 6,106 306,760	10,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859 6,411 322,098	0	118,078 3,473 121,551 2,315 2,315 4,631 2,680 4,052 6,732 338,202	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254 7,068 355,113	0 0 50,000	130,181 3,829 134,010 2,553 2,553 5,105 2,955 4,467 7,422 372,868	136,690 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793 5,000 391,512	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925 8,182 411,087	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171 8,591 431,642	5,000	158,235 4,654 162,889 3,103 3,103 3,103 6,205 3,591 5,430 9,021 453,224	100,00
	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHOPOUS, AIRSTRIP Kondinin Aquatic Centre Fixed	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Painting Provision Painting Provision Provision Provision Provision Provision Provision Provision Provision	3,000 105,000 2,000 4,000 2,315 3,500 5,815 292,152	0 0 0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675 6,106 306,760	10,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859 6,411 322,098	0	118.078 3.473 121,551 2.315 2.315 2.680 4.631 6,732 338,202	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254 7,068 355,113	0 0 50,000	130,181 3,829 134,010 2,553 2,553 5,105 2,955 4,467 7,422 372,868	136,690 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793 5,000 391,512	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925 8,182 411,087	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171 431,642	5,000	158,235 4,654 162,889 3,103 3,103 6,205 3,591 5,430 9,021 453,224	100,00
	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHOPOLS, AIRSTRIP Kondinin Aquatic Centre Fixed Maintenance	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Provision Painting Provision Provision Painting Provision Provision Provision Provision Painting Provision	3,000 105,000 2,000 2,000 4,000 2,315 3,500 5,815 292,152	0 0 0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675 6,106 306,760	10,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859 6,411 322,098	0	118,078 3,473 121,551 2,315 2,315 4,631 2,680 4,052 6,732 338,202	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254 7,068 355,113	0 0 50,000	130,181 3,829 134,010 2,553 2,553 5,105 2,955 4,467 7,422 372,868	136,690 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793 5,000 391,512	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925 8,182 411,087	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171 8,591 431,642	5,000 0 0 5,000	158,235 4,654 162,889 3,103 3,103 3,103 6,205 3,591 5,430 9,021 453,224	100,00
	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHOPOLS, AIRSTRIP Kondinin Aquatic Centre Fixed Maintenance Capital Capital	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Painting Provision Provision Painting Provision Painting Provision Provision Provision	3,000 105,000 2,000 4,000 2,315 3,500 5,815 292,152	0 0 0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675 6,106 306,760	10,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859 6,411 322,098	0	118.078 3.473 121,551 2.315 2.315 2.680 4.631 6,732 338,202	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254 7,068 355,113	50,000 50,000 205,000	130,181 3,829 134,010 2,553 2,553 5,105 2,955 4,467 7,422 372,868	136,690 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793 5,000 391,512	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925 8,182 411,087	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171 431,642	5,000	158,235 4,654 162,889 3,103 3,103 6,205 3,591 5,430 9,021 453,224	100,00
	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHOPOLS, AIRSTRIP Kondinin Aquatic Centre Fixed Maintenance	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Provision Painting Provision Provision Painting Provision Provision Provision Provision Painting Provision	3,000 105,000 2,000 2,000 4,000 2,315 3,500 5,815 292,152	0 0 0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675 6,106 306,760	10,000 10,000 58,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859 6,411 322,098	0	118.078 3.473 121,551 2.315 2.315 2.680 4.052 6,732 338,202	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254 7,068 355,113	50,000 50,000 205,000	130,181 3,829 134,010 2,553 2,553 2,553 5,105 2,955 4,467 7,422 372,868	136,690 4,020 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793 5,000 391,512 67,005 24,792	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925 8,182 411,087	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171 8,591 431,642	5,000 0 0 5,000	158,235 4,654 162,889 3,103 3,103 3,103 6,205 3,591 5,430 9,021 453,224	100,00
Graham Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHOPOLS, AIRSTRIP Kondinin Aquatic Centre Fixed Maintenance Capital	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Painting Provision Provision Painting Provision Painting Provision Provision Provision	3,000 105,000 2,000 4,000 2,315 3,500 5,815 292,152	0 0 0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675 6,106 306,760	10,000 10,000 58,000	112,455 3,308 1115,763 2,205 2,205 2,205 4,410 2,552 3,859 6,411 322,098	0	118.078 3.473 121,551 2.315 2.315 2.680 4.631 6,732 338,202	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254 7,068 355,113	50,000 50,000 205,000	130,181 3,829 134,010 2,553 2,553 5,105 2,955 4,467 7,422 372,868	136,690 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793 5,000 391,512	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925 8,182 411,087	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171 431,642	5,000 0 0 5,000	158,235 4,654 162,889 3,103 3,103 6,205 3,591 5,430 9,021 453,224	100,00
	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Kondinin Aquatic Centre Fixed Maintenance Capital Capital Capital	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Provision Provision Provision Painting Provision Provision Provision OPS Power, water, cleaning, garden, insurance etc Facility Maintenance Provision Outdoor Lighting over Pool	3,000 105,000 2,000 4,000 2,315 3,500 5,815 292,152 50,000 18,500	0 0 0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675 6,106 306,760 19,425	10,000 10,000 58,000	112,455 3,308 115,763 2,205 2,205 2,205 4,410 2,552 3,859 6,411 322,098 55,125 20,396	0	118,078 3,473 121,551 2,315 2,315 4,631 4,631 4,052 6,732 338,202 57,881 2,1416	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254 7,068 355,113 60,775 22,487	50,000 50,000 205,000	130,181 3,829 134,010 2,553 2,553 5,105 2,955 4,467 7,422 372,868 63,814 23,611	136,690 5,000 5,000 140,710 2,680 2,680 3,102 4,690 0 7,793 5,000 391,512 67,005 24,792 0 91,797	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925 8,182 411,087 70,355 26,031	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171 431,642 73,873 27,333	5,000 0 0 5,000	158,235 4,654 162,889 3,103 3,103 3,103 6,205 3,591 5,430 9,021 453,224 77,566 28,700	100,00
Graham Street	Maintenance Capital Kondinin Saleyards Fixed Maintenance Capital Woodbee Building Fixed Maintenance Capital Capital Capital Capital Capital TOTAL WORSHOPS, GARAGES, STORES, SHOPOLS, AIRSTRIP Kondinin Aquatic Centre Fixed Maintenance Capital	Provision Provision Water Spraying, Slashing etc. Provision Insurance Provision Provision Provision Painting Provision Provision Painting Provision Painting Provision Provision Provision	3,000 105,000 2,000 2,000 4,000 2,315 3,500 5,815 292,152	0 0 0	107,100 3,150 110,250 2,100 2,100 4,200 2,431 3,675 6,106 306,760	10,000 10,000 58,000	112,455 3,308 115,763 2,205 2,205 4,410 2,552 3,859 6,411 322,098	0	118.078 3.473 121,551 2.315 2.315 2.680 4.052 6,732 338,202	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	123,982 3,647 127,628 2,431 2,431 4,862 2,814 4,254 7,068 355,113	50,000 50,000 205,000	130,181 3,829 134,010 2,553 2,553 2,553 5,105 2,955 4,467 7,422 372,868	136,690 4,020 5,000 5,000 140,710 2,680 2,680 0 5,360 3,102 4,690 0 7,793 5,000 391,512 67,005 24,792	10,000	143,524 4,221 147,746 2,814 2,814 5,628 3,257 4,925 8,182 411,087	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	150,700 4,432 155,133 2,955 2,955 5,910 3,420 5,171 8,591 431,642	5,000 0 0 5,000	158,235 4,654 162,889 3,103 3,103 3,103 6,205 3,591 5,430 9,021 453,224	100,00

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	0 11 1		1	+ + +					1					450.000			
	Capital	Upgrade Pool Bowl												150,000			
	Capital	Provision															
			43,354	560,000	45,522	0	47,798	0	50,188	0 52,697	0 55,332	0 58,099	0 61,003	150,000	64,054	0	67,256
								•								•	
De Largie Road	Kondinin Airstrip					1	1	I	1 1	1 1	1 1	1 1	İ	1 1	1	i	1
De Largie Road		1 1 1 1 1 1	0.000		0.450		3.308		0.470	3.647	3.829	4.020	4.004	 	4.432		4.654
	Fixed	Insurance, electricity	3,000		3,150				3,473				4,221				
	Maintenance	Provision (grading run way, lighting etc.)	3,500)	3,675		3,859		4,052	4,254	4,467	4,690	4,925		5,171		5,430
	Capital	Sealing of Airstrip						400,000									
			6,500	0	6,825	0	7,166	400,000	7,525	0 7,901	0 8,296	0 8,711	0 9,146	0	9,603	0	10,084
	TOTAL POOLS, AIRSTRIP		118,354	560,000	124,272	0	130,485	400,000	137,010	0 143,860	150,000 151,053	0 158,606	0 166,536	150,000	174,863	50,000	183,606
	PUBLIC FACILITIES	<u> </u>	,	,	,		,	,		,	,			,	,	,	
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Gordon Street	Kondinin Caravan Park																
	Fixed	Insurance, power, water, cleaning, gardening	55,000		57,750		60,638		63,669	66,853	70,195	73,705	77,391		81,260		85,323
	Maintenance	Building Maintenance	25,000)	26,250		27,563		28,941	30,388	31,907	33,502	35,178		36,936		38,783
	New Toilet Block and General Upgrades 2021-2	2															
			80,000	0	84,000	0	88,200	0	92,610	0 97,241	0 102,103	0 107,208	0 112,568	0	118,196	0	124,106
Gordon Street	Kondinin Sports Pavilion		,		- 1,			_	,	,	102,100	,			,	_	,
Guidon Street		lancara contra accora alamina accoracian	7.000		7.050		7.740		0.400	0.500	0.004	0.004	0.050		40.040		40.050
	Fixed	Insurance, water, power, cleaning, gardening	7,000		7,350	 	7,718		8,103	8,509	8,934	9,381	9,850		10,342		10,859
	Maintenance	Provision	3,000)	3,150		3,308		3,473	3,647	3,829	4,020	4,221		4,432		4,654
	Capital	Upgrade to kitchen and toilets				200,000		1,200,000									
	Capital	Provision				l											
			10,000	0	10.500	200,000	11.025	1,200,000	11,576	0 12,155	0 12,763	0 13,401	0 14,071	0	14,775	0	15,513
Gordon Street	Kondinin Country Club (Lease to KCRC)		.,,		.,	,	,	,,	<u> </u>				1,411				
Cordon Otroct	Fixed	Insurance, water, power, gardening	10,000	1	10,500		11,025		11,576	12,155	12,763	13,401	14,071	+ +	14,775		15,513
														 			
	Maintenance	Provision	3,000	J	3,150		3,308		3,473	3,647	3,829	4,020	4,221		4,432		4,654
	Capital	Provision											15,000				
	New Roof and Extension 2018																
			13,000	0	13,650	0	14,333	0	15,049	0 15,802	0 16,592	0 17,421	15,000 18,292	0	19,207	0	20,167
ondinin-Hyden Road	Mondinin Golf Clubhouse				-												
rtorialilli riyacii rtoa	Fixed	Insurance, water, power	7.000	\	7,350		7,718		8,103	8,509	8,934	9,381	9,850	 	10,342		10,859
					7,330		1,110		0,103	0,509	0,934	9,301	9,000	-	10,342		10,009
	Maintenance	Provision	3,000)													
	Capital	Provision															
	Toilet & Kitchen Upgrade 2020																
			10,000	0	7,350	0	7,718	0	8,103	0 8,509	0 8,934	0 9,381	0 9,850	0	10,342	0	10,859
Nicholls Street	Kondinin Mens Shed (Lease to Men's Shed)																
	Fixed	Insurance, water, power	1,000	1	1,050		1,103		1,158	1,216	1,276	1,340	1,407		1,477		1,551
		Provision	1,000		1,050		1,103		1,158	1,216	1,276	1,340	1,407		1,477	-	1,551
	Maintenance	Provision	1,000	<u>'</u>	1,000		1,103		1,130	1,210	1,270	1,340	1,407		1,477		1,001
	Capital	FIOVISION															
			2,000	0	2,100	0	2,205	0	2,315	0 2,431	0 2,553	0 2,680	0 2,814	0	2,955	0	3,103
Graham Street	Kondinin Community Garden																
	Fixed	Insurance, water, cleaning, gardening	6,000)	6.300		6.615		6,946	7.293	7.658	8.041	8,443		8.865		9,308
	Maintenance	Provision	4,000)	4,200		4,410		4,631	4,862	5,105	5,360	5,628		5,910		6,205
	Capital	Lighitng Upgrade	1,000	1	1,200		1,110		1,001	1,002	0,100	0,000	0,020		0,010		0,200
	Oapital	Lighting opgitude	10,000		10,500		11,025	0	11,576	0 12,155	0 12,763	0 13,401	0 14,071	0	14,775	0	15,513
			10,000	, ,	10,500	U	11,023	U	11,370	0 12,100	0 12,763	0 13,401	0 14,071	U	14,773	U	10,010
Kondinin Lake Road	Kondinin Pioneer Cemetery																
	Fixed	Gardening	1,000		1,050		1,103		1,158	1,216	1,276	1,340	1,407		1,477		1,551
	Maintenance	Provision - nominal	500														
			1,500		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
Kondinin Lake Road	Kondinin Radio Hut		.,500		.,		.,	•	-,,	.,,	.,	.,	1,101	1	.,	-	
Nortuinin Lake Noau		Incurance newer ESI	2,000	1	0 400	 	2,205		2 245	0.404	2,553	2,680	2,814	+	י חבר		3,103
	Fixed	Insurance, power, ESL Provision			2,100	ļ	2,205		2,315	2,431	2,003		2,814	1	2,955		
	Maintenance	LIONIDIOII	500		525		551		579	608	638	670	704		739		776
			2,500	0	2,625	0	2,756	0	2,894	0 3,039	0 3,191	0 3,350	0 3,518	0	3,694	0	3,878
Wilkins Road	Kondinin Cemetery																
	Fixed	Gardening, Labour	3,000)	3,150	l	3,308		3,473	3,647	3,829	4,020	4,221		4,432		4,654
	Maintenance	Provision	2.000)	2.100		2.205		2.315	2.431	2.553	2.680	2.814		2,955		3.103
	Capital	Toilet	2,000		_,.50		_,_50	55,000	-,	-,	2,000	2,000	2,014	1 1	_,000		-,
		Entrance Statement				10,000		55,000		+ +				 		+	+-
	Capital													1			\longrightarrow
	Capital	Car Parking				10,000											
	Capital	Landscaping				10,000											
			5,000	0	5,250	30,000	5,513	55,000	5,788	0 6,078	0 6,381	0 6,700	0 7,036	0	7,387	0	7,757
lyden-Kondinin Road	d Hyden Cemetery																
	Fixed	Insurance, water, cleaning, gardening	3,000		3,150		3,308		3,473	3,647	3,829	4,020	4,221	1 1	4,432	- 1	4,654
	Maintenance	Provision	2,000		2,100	 	2,205	-	2,315	2,431	2,553	2,680	2,814	 	2,955	+	3,103
		Provision	2,000	,	۷, ۱۷۷	-	2,200	-	۵۱ ک	2,431	2,000	2,000	2,014		2,900		3,103
	Capital	I IOVIGIUII	L			<u> </u>											7.75
			5,000	0	5,250	0	5,513	0	5,788	0 6,078	0 6,381	0 6,700	0 7,036	0	7,387	0	7,757
Marshall Street	Hyden Recreation Centre													T			
	Fixed	Insurance, power, water, gas	28,000)	29,400		30,870		32,414	34,034	35,736	37,523	39,399		41,369		43,437
																	18,616
	Capital	Stage 2 Extension	12,000		.2,000		.0,200		.0,002	17,000	10,010	10,001	10,000		.,,,,,,		.5,5.5
											1 1	1					ı
	Maintenance	Provision	12,000)	12,600		13,230		13,892	14,586	15,315	16,081	16,885		17,729		

WORK PROPOSED

STREET

DESIGNATION

STREET	DESIGNATION	WORK PROPOSED	2022/23		2023	3/24	202	24/25	202	25/26	202	26/27	202	7/28	202	8/29	202	9/30	203	0/31	2031/	/32
			MTCE C	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP	MTCE	CAP
				30,000		0	44,100		46.305		48,620	0	51.051	0	53,604	0	56.284	0	59.098	0	62.053	0

Hydon Lako King Door	d Hyden Golf Clubhouse		ı		1	i		ĺ	1 1	1	I I	1 1	1	1	ı	1	ı	1
ryueri-Lake Killy R080	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
			2,300		2,020		2,730		2,094	3,039	3,191	3,330		3,310		3,094		3,070
	Capital	Internal Painting		10,000				400.000										
	Capital	Toilets Upgrade						100,000										
	New Ceiling & Painting 2022		7.500	40.000	7.075	•	0.000	400.000	8.682	0 110	0 0.570	0 40.054		10.553	•	44.004		11.635
			7,500	10,000	7,875	U	8,269	100,000	8,682	0 9,116	0 9,572	0 10,051	U	10,553	U	11,081	U	11,635
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
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
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	2,000		2,.50		_,_50	10,000	_,	2,.01	2,000	2,500		-,		_,000	- t	-,.00
	Capital	Hotwater System		15,000				.0,500				+						
			7,000		7,350	n	7,718	10,000	8,103	0 8.509	0 8.934	0 9.381	0	9.850	0	10.342	n	10.859
ederal Street	Karlgarin Bowling Club		1,000	10,000	1,000	•	1,710	10,000	0,100	0,000	0,004	0 3,001	•	5,000	•	10,042	•	10,000
Cuciai Guett	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
			2,000		2,100		2,205				2,003	2,000		2,014		2,955		3,103
	Capital	Demolition and Construction of new Club Provision							600	000					5.000			
	Capital	PTOVISION																
			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
Iones 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
Nave 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	.,						-,		.,,,,,	-,	20,000	,		,,,,		, ,
			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
Marshall Street	Public Toilet Hyden Hall		20,000	•	20,200		21,000		20,0	00,000	0 01,001	0 00,002	20,000	00,		20,000	- 1	55,755
viai silali Oli eel	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	3,000		3,230		3,313		3,700	0,070	0,301	0,700	20,000	7,030		1,301		1,131
	Capital	CCTV		15,000				20,000					20,000					
	σαμιτάι	001 ¥	25,000		26,250	^	27,563	20,000	28,941	0 30,388	0 31,907	0 33,502	20,000	35,178	0	36,936	^	38,783
Maya Daak Daad	Dublic Tailet Preskan Under		25,000	10,000	20,230	U	21,303	20,000	20,341	J 30,388	0 31,307	0 33,302	20,000	33,170	U	30,930	U	30,103
Vave Rock Road	Public Toilet Breakers Hyden	landaria descina antico	40.000		40 500		44.00=		44.570	40 :==	40 =00	40.101		44.074		44777		45.540
	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	F.000	7,036		7,387		7,757
			-,						1 5	000			5,000					
	Capital	Provision												01.10=		00 10-		23.270
	•		15,000	0	15,750	0	16,538	0		000 18,233	0 19,144	0 20,101	5,000	21,107	0	22,162	0	23,210
Melba Street	Public Toilet Karlgarin	Provision	15,000		.,	0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0	17,364 5	000 18,233					0		0	,
Melba Street	Public Toilet Karlgarin Fixed		15,000		10,500	0	11,025	0	17,364 5 ,	18,233 12,155	12,763	13,401		14,071	0	14,775	0	15,513
Melba Street	Public Toilet Karlgarin Fixed Maintenance	Provision Insurance, water, cleaning, gardening Provision	15,000		.,	0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0	17,364 5	000 18,233	12,763 6,381				0		0	,
Melba Street	Public Toilet Karlgarin Fixed	Provision Insurance, water, cleaning, gardening	15,000 10,000 5,000		10,500 5,250	0	11,025 5,513	0	17,364 5, 11,576 5,788	12,155 6,078	12,763 6,381 5,000	13,401 6,700		14,071 7,036	0	14,775 7,387	10,000	15,513 7,757
Aelba Street	Public Toilet Karlgarin Fixed Maintenance	Provision Insurance, water, cleaning, gardening Provision	15,000		10,500	0	11,025	0	17,364 5 ,	18,233 12,155	12,763 6,381	13,401		14,071	0	14,775	10,000 10,000	15,513
	Public Toilet Karlgarin Fixed Maintenance	Provision Insurance, water, cleaning, gardening Provision	15,000 10,000 5,000		10,500 5,250	0	11,025 5,513	0	17,364 5, 11,576 5,788	12,155 6,078	12,763 6,381 5,000	13,401 6,700		14,071 7,036	0	14,775 7,387		15,513 7,757
Melba Street Gordon Street	Public Toilet Karlgarin Fixed Maintenance Maintenance	Provision Insurance, water, cleaning, gardening Provision	15,000 10,000 5,000	0	10,500 5,250	0	11,025 5,513	0	17,364 5, 11,576 5,788	12,155 6,078	12,763 6,381 5,000	13,401 6,700		14,071 7,036	0	14,775 7,387		15,513 7,757
	Public Toilet Karlgarin Fixed Maintenance Maintenance Kondinin Tennis Shed Fixed	Provision Insurance, water, cleaning, gardening Provision Provision Insurance, water, gardening	15,000 10,000 5,000 15,000	0	10,500 5,250 15,750	0	11,025 5,513 16,538 1,103	0	17,364 5, 11,576 5,788 17,364	000 18,233 12,155 6,078 0 18,233	12,763 6,381 5,000 5,000 19,144	13,401 6,700 0 20,101		14,071 7,036 21,107	0	14,775 7,387 22,162		15,513 7,757 23,270
	Public Toilet Karlgarin Fixed Maintenance Maintenance Kondinin Tennis Shed Fixed Maintenance	Provision Insurance, water, cleaning, gardening Provision Provision	15,000 10,000 5,000	0	10,500 5,250 15,750	0	11,025 5,513 16,538	0	17,364 5, 11,576 5,788 17,364	000 18,233 12,155 6,078 0 18,233	12,763 6,381 5,000 5,000 19,144	13,401 6,700 0 20,101		14,071 7,036 21,107	0	14,775 7,387 22,162		15,513 7,757 23,270
	Public Toilet Karlgarin Fixed Maintenance Maintenance Kondinin Tennis Shed Fixed	Provision Insurance, water, cleaning, gardening Provision Provision Insurance, water, gardening Provision Provision	15,000 10,000 5,000 15,000 1,000	0	10,500 5,250 15,750 1,050	0	11,025 5,513 16,538 1,103 1,000	0	17,364 5. 11,576 5,788 17,364	000 18,233 12,155 6,078 0 18,233 1,216	12,763 6,381 5,000 5,000 19,144	13,401 6,700 0 20,101 1,340		14,071 7,036 21,107	0	14,775 7,387 22,162		15,513 7,757 23,270
Sordon Street	Public Toilet Karlgarin Fixed Maintenance Maintenance Kondinin Tennis Shed Fixed Maintenance Capital	Provision Insurance, water, cleaning, gardening Provision Provision Insurance, water, gardening Provision Provision	15,000 10,000 5,000 15,000	0	10,500 5,250 15,750	0	11,025 5,513 16,538 1,103	0	17,364 5, 11,576 5,788 17,364	000 18,233 12,155 6,078 0 18,233	12,763 6,381 5,000 5,000 19,144	13,401 6,700 0 20,101		14,071 7,036 21,107	0	14,775 7,387 22,162		15,513 7,757 23,270
Sordon Street	Public Toilet Karlgarin Fixed Maintenance Maintenance Kondinin Tennis Shed Fixed Maintenance Capital McCanns Rock BBQ Area	Provision Insurance, water, cleaning, gardening Provision Provision Insurance, water, gardening Provision - nominal Provision - nominal	15,000 10,000 5,000 15,000 1,000 2,000	0	10,500 5,250 15,750 1,050	0	11,025 5,513 16,538 1,103 1,000 2,103	0	17,364 5. 11,576 5,788 17,364 1,158	000 18,233 12,155 6,078 0 18,233 1,216	12,763 6,381 5,000 5,000 19,144 1,276	13,401 6,700 0 20,101 1,340		14,071 7,036 21,107 1,407	0	14,775 7,387 22,162 1,477		15,513 7,757 23,270 1,551
Sordon Street	Public Toilet Karlgarin Fixed Maintenance Maintenance Kondinin Tennis Shed Fixed Maintenance Capital McCanns Rock BBQ Area Fixed	Provision Insurance, water, cleaning, gardening Provision Provision Insurance, water, gardening Provision - nominal Provision - nominal Insurance, water, cleaning	15,000 10,000 5,000 15,000 1,000 2,000	0	10,500 5,250 15,750 1,050 1,050	0	11,025 5,513 16,538 1,103 1,000 2,103	0	17,364 5. 11,576 5,788 17,364 1,158 1,158	000 18,233 12,155 6,078 0 18,233 1,216 0 1,216	12,763 6,381 5,000 5,000 19,144 1,276 0 1,276	13,401 6,700 0 20,101 1,340 0 1,340		14,071 7,036 21,107 1,407 1,407	0	14,775 7,387 22,162 1,477 1,477		15,513 7,757 23,270 1,551 1,551
iordon Street	Public Toilet Karlgarin Fixed Maintenance Maintenance Kondinin Tennis Shed Fixed Maintenance Capital McCanns Rock BBQ Area	Provision Insurance, water, cleaning, gardening Provision Provision Insurance, water, gardening Provision - nominal Provision - nominal	15,000 10,000 5,000 15,000 1,000 2,000	0	10,500 5,250 15,750 1,050	0	11,025 5,513 16,538 1,103 1,000 2,103	0	17,364 5. 11,576 5,788 17,364 1,158 1,158 1,158 13,892 3,473	000 18,233 12,155 6,078 0 18,233 1,216	12,763 6,381 5,000 5,000 19,144 1,276	13,401 6,700 0 20,101 1,340		14,071 7,036 21,107 1,407	0	14,775 7,387 22,162 1,477		15,513 7,757 23,270 1,551

STREET	DESIGNATION	WORK PROPOSED	202	2/23	202	3/24	2024	1/25	2025	26	2020	6/27	2027	/28	2028	/29	2029	9/30	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	
overing 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							1			
Marshall Street	Netball Shed																		í I			
	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							i T			
Gordon Street	Information Bay Public Toilet																		í I			
	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	
	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	
		TOTAL	911,216	879.000	934,202	593,000	081 012	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	184,0



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 housingFrequently 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 <u>Government Regional Officer</u> 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.





















